



**Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056**

**September 28,
2023**

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1. PZ-11-23 / 555 Business Center Dr / VAR - Parking Lot Setback

2.2. PZ-12-23 / 104 E. Northwest Hwy / Off-Site Parking Agreement

3. NEW BUSINESS

3.1. PZ-13-23 / 1630-1638 W. Algonquin Road / CU - Daycare / Village Board Final

3.2. PZ-15-23 / 19 N. Emerson Street / CU: Side-Yard Setback Reduction / Planning & Zoning Commission Final (AMENDED)

3.3. PZ-16-23 / 139-143 W. Prospect Ave. / Off-Site Parking Agreement / Village Board Final

3.4. item

4. CITIZENS TO BE HEARD

5. QUESTIONS AND COMMENTS

6. ADJOURNMENT

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-11-23 Hearing Date: August 24, 2023

PROPERTY ADDRESS: 555 Business Center Drive

PETITIONERS: Aaron Bruder of CAGE Civil Engineering
Daniel Novak (Property Owner)

PUBLICATION DATE: August 09, 2023

REQUEST: Variation to the Parking Lot Setback Requirement

MEMBERS PRESENT: William Beattie
Thomas Fitzgerald
Walter Szymczak
Donald Olsen
Ewa Weir
Greg Miller

MEMBERS ABSENT: Joseph Donnelly
Norbert Mizwicki

STAFF MEMBERS PRESENT: Ann Choi – Development Planner
Mo Khan – Development Planner

INTERESTED PARTIES: Aaron Bruder of CAGE Civil Engineering
Daniel Novak (Property Owner)

Vice Chairman Beattie called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Weir to approve the minutes from the Planning and Zoning Commission meeting on July 27, 2023. The minutes were approved 5-0 (Commissioner Fitzgerald abstained).

Vice Chairman Beattie introduced the first item of business: Case PZ-11-23, 555 Business Center Drive, a request for a variation to the parking lot setback at the subject property.

Ms. Choi exhibited aerial photos of the property from several exterior perspectives. Ms. Choi explained that the Petitioner's request was to reduce the parking lot setback from 10 feet to 2 feet for the proposed widening of an existing driveway.

Ms. Choi stated that the subject property is located in the Kensington Business Center at the terminus of Wheeling Road and Business Center Drive. Ms. Choi added that the subject property was annexed into the Village in 1963 and includes improvements of a one-story warehouse that is accessed by two driveways. Ms. Choi noted that there have been several building permits issued to the property since 1979 for signs, interior remodels, plumbing, roof, electrical, and fire sprinklers. Ms. Choi stated that the property is owned by 555 Business Center Drive LLC and serves as a distribution center for Novak & Partners Home Appliances. Ms. Choi explained that Novak & Partners Home Appliances have a

storefront on Northwest Highway, have been in Mount Prospect since 1963, and have been a family-owned business for over 100 years.

Ms. Choi elaborated that the Petitioner is also requesting minor modifications to the parking and loading. Ms. Choi exhibited a photo of the demolition plan, illustrating the removal of existing retaining walls and curbs, areas of asphalt pavement removal, milling and overlay for the entire parking lot, and restriping the parking spaces to improve the site's internal circulation.

Ms. Choi explained that the existing driveway to the south has a sub-standard driveway width of less than 24 ft, and that the existing parking lot setbacks along the south lot line range from 11 feet to 14.7 feet.

Ms. Choi stated that the Petitioner proposed to widen the driveway to 46 feet, and to reduce the parking lot setback to 2 feet along the south lot line. Ms. Choi added that drive aisles which extend more than 24 feet in width must be approved by the Director of Community Development, and that the Director has reviewed and approved the widening of the driveway to 46 feet.

Ms. Choi displayed a photo of the subject property along the south lot line, and explained that the driveway would be widened toward the right. Ms. Choi explained that, per the Petitioner, the existing hardship has been in place since the initial property development in 1981, and that the present hardship has been perceived by previous property owners. Ms. Choi explained that the current configuration of the driveway makes it difficult for delivery vehicles to navigate the site.

Ms. Choi stated that the granting of the variation would not detrimentally affect the public welfare or other properties in the surrounding area, as the use of the subject property would not be materially changed, and would improve the maneuverability for delivery vehicles for improved safety and enhanced access to the property. Ms. Choi added that, per the Petitioner, the variation would also improve potential congestion on Business Center Drive, by increasing the ease of access by large delivery vehicles. Ms. Choi added that the variation is not anticipated to affect the light, air, natural drainage, or property values of the area.

Ms. Choi stated that a similar variation – to permit a reduction in the required side yard setback from 10 feet to 4 feet – was approved in 1999 via Ordinance No. 5068, but that construction was never initiated and that the ordinance has since expired.

Ms. Choi explained that staff does not believe that the reduced parking lot setback would have an adverse effect on the public or adjacent properties. Ms. Choi added that the neighboring properties are similar in intensity as the subject property. Ms. Choi noted that other departments reviewed the Petitioner's proposal and did not object to the variation. Ms. Choi stated that the proposed site improvements will be reviewed as part of the building permit and will be subject to all Village codes. Ms. Choi noted that the reduced parking lot setback will not be a detriment or endanger the welfare of the general public and will improve the existing site circulation.

Ms. Choi stated that staff finds that the standards for variation have been met. Based on these findings, staff recommends that the Planning & Zoning Commission make a motion to adopt staff's findings as the findings of the Planning & Zoning Commission and recommend **approval** of the following motion:

“A variation from Section 14.2206(E)(1)(a) to permit a parking lot setback reduction from ten feet (10’) to two feet (2’) along the south lot line, as shown on the plans prepared by CAGE Civil Engineering, dated 07/27/2023, and subject to the following condition:

- a) Compliance with all applicable Village Code requirements, including, but not limited to, fire code and building regulations.”

Ms. Choi stated that the Village Board’s decision is final for this case.

Vice Chairman Beattie asked if there were any questions for staff.

Commissioner Weir asked how the increase in impervious area would impact the lot coverage.

Ms. Choi answered that properties in I-1 zoning district are permitted to have 75% lot coverage, and that including this variation, the subject property would still be well below maximum lot coverage.

Commissioner Weir asked if there were any improvements that the property owner would need to make for landscaping or other current codes.

Ms. Choi answered that there are no other improvements needed on the subject property at this time.

Vice Chairman Beattie asked whether or not the property to the south of the subject property is also industrial.

Ms. Choi confirmed that the property to the south of the subject property is also industrial.

Vice Chairman Beattie asked if there would be any issues with drainage due to increased lot coverage on the subject property.

Ms. Choi confirmed that the subject property is well under lot coverage, so drainage will not be an issue, and that the Public Works Department has reviewed the plan and that there were no issues related to drainage that arose from their department’s review.

Commissioner Weir asked how close the parking lot would be from the property owner to the south of the subject property and if there was any concern about the overhang of the cars from the subject property’s proposed parking lot.

Ms. Choi answered that the standard parking space is 9’ by 18’ and that there is usually allowance for a 2 feet overhang, so the cars would be 2 feet from the property line, and therefore there would be no issues with cars’ overhang.

Vice Chairman Beattie asked if there were any other comments or questions and there were none.

Vice Chairman Beattie swore in the Petitioners, Aaron Bruder, Director of Engineering with CAGE Civil Engineering, 2200 Cabot Drive, Lisle, IL, and Daniel Novak, property owner, 302 N. Russel Street, Mount Prospect, IL.

Vice Chairman Beattie asked the Petitioners to explain what they are looking to do with the subject property.

Mr. Bruder stated that Ms. Choi provided a very thorough explanation of the request. He added that the main issue is that the driveway is not wide enough on the south side of the building to be able to safely move trucks in and out of the parking lot.

Mr. Novak explained that under current conditions, trucks are having to back into the site off the street, so traffic is blocked on Business Center Drive. Mr. Novak added that if trucks try to make it into the site from the parking lot, they go over the berm so the berm is damaged because of that.

Vice Chairman Beattie asked to clarify that if the driveway is widened, that the trucks will be able to directly enter the site instead of backing in.

Mr. Novak answered that the trucks would be able to back in within the parking lot rather than in the street.

Mr. Bruder expanded that part of their proposal demonstrated an adequate driveway for a typical 53-foot truck entry and exit. He added that the variation provides the level of maneuverability needed for safety.

Mr. Bruder added that a previous owner of the subject property applied for the exact same variation back in 1999, was approved, but did not go forward with the project. Mr. Novak explained that the previous owner may not have pursued the project due to cost or simply because it was not necessary, depending on their types of deliveries received (truck sizes).

Vice Chairman Beattie asked if the delivery trucks enter from the south end of the subject property.

Mr. Novak confirmed that the trucks pull onto the subject property from the south side of the lot off of Business Center Drive. He added that the other request was about the curbing by the building.

Vice Chairman Beattie asked if the slit on the diagram was the loading dock. Mr. Bruder confirmed that it was the loading dock, and that the trucks need almost every square foot of it to make a turn into or out of the parking lot safely.

Vice Chairman Beattie asked if the trucks would be entering forward and then backing into the lot, and Mr. Novak answered that he did not know exactly how the trucks would maneuver their entries and exits, but that it would no longer be maneuvered in the streets, whereas at present, all trucks are maneuvering in the street.

Vice Chairman Beattie asked what the truck traffic is expected to be on any given day.

Mr. Novak answered that they probably get 10-15 deliveries per week, which is about 2-4 deliveries per day.

Vice Chairman Beattie asked what the hours are that the trucks would be entering and exiting the lot.

Mr. Novak answered that the typical hours for truck entries and exits are 8 AM - 5 PM. He added that there are also stray trucks for which it would be more convenient to use a wider driveway.

Commissioner Fitzgerald asked if the berm would be eliminated in the improvements to the driveway. Mr. Bruder answered that there is a preliminary grade plan showing that the berm will be cut into slightly, and that they will need a new curb of 18-24" deep.

Commissioner Fitzgerald asked if the curb will allow drainage through.

Mr. Bruder confirmed that the curb will have drainage and that it would lead to a detention basin on the east side of the site. Mr. Bruder added that the proposed lot coverage, in its finished condition, would be about 51%. Mr. Bruder also added that they collaborated with the Mount Prospect Public Works and Engineering Department to go through and verify that the detention basin has sufficient capacity for drainage on the site after it has been completely developed. Mr. Bruder stated that he was thankful to collaborate and sort out those details well ahead of time.

Hearing no further comments or questions, Vice Chairman Beattie closed the hearing and asked for a motion. Commissioner Fitzgerald made a motion seconded by Commissioner Szymczak to approve the following motion:

"A variation from Section 14.2206(E)(1)(a) to permit a parking lot setback reduction from ten feet (10') to two feet (2') along the south lot line, as shown on the plans prepared by CAGE Civil Engineering, dated 07/27/2023, and subject to the following condition:

- a) Compliance with all applicable Village Code requirements, including, but not limited to, fire code and building regulations."

UPON ROLL CALL AYES: Fitzgerald, Szymczak, Weir, Olsen, Beattie, Miller
NAYS: None

The motion was approved by a vote of 6-0.

Vice Chairman Beattie stated that it was Village Board Final and asked when the next Village Board meeting will be.

Ms. Choi answered that the next Village Board meeting will be September 5th, and the second meeting will be on September 19th.

After hearing one more item of new business, Commissioner Szymczak made a motion seconded by Commissioner Fitzgerald and the meeting was adjourned at 7:40 PM.



Ann Choi
Development Planner

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-12-23 Hearing Date: August 24, 2023

PROPERTY ADDRESS: 104 E Northwest Hwy.

PETITIONERS: Busse 4, LLC

PUBLICATION DATE: N/A

REQUEST: VAR: Off-Site Parking Agreement

MEMBERS PRESENT: William Beattie
Thomas Fitzgerald
Walter Szymczak
Donald Olsen
Ewa Weir
Greg Miller

MEMBERS ABSENT: Joseph Donnelly
Norbert Mizwicki

STAFF MEMBERS PRESENT: Ann Choi – Development Planner
Mo Khan – Development Planner

INTERESTED PARTIES: _____

Vice Chairman Beattie called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Weir to approve the minutes from the Planning and Zoning Commission meeting on July 27, 2023. The minutes were approved 5-1.

After hearing one item of business, Vice Chairman Beattie introduced the second item of business: Case PZ-12-23, an Off-site Parking Agreement at 104 E. Northwest Hwy.

Mr. Khan exhibited aerial photos of the property from several exterior perspectives. He explained that the property was colloquially known as the old Busse Flowers Shop building.

Mr. Khan stated that the property was annexed into the Village in 1917 and that the previous two-story mixed-use building was recently demolished by the current property owners, Busse 4 LLC. Mr. Khan stated that the petitioner was proposing to construct a two-story commercial building with a restaurant/retail on the first floor and retail/office on the second floor, for a total of 18,500 sq. ft, or 9250 sq. ft. on each floor of the building. Mr. Khan displayed photos of the subject property's existing conditions, where the previous building had been demolished. He added that the only permit that is currently open for the site is for the new building to be constructed.

Mr. Khan exhibited photos of the plat of survey prior to the building's demolition, along with the proposed site plan for the new building's construction. He reiterated that the proposed building is two

stories and 18,500 sq. ft. Mr. Khan noted that there will be no parking onsite at the subject property, and that that is the reason for the Off-site Parking Agreement. He then displayed multiple renderings provided by the applicant.

Mr. Khan explained that, since according to code, parking has to be within 1,000 ft. of the subject property, the Village is proposing to enter into an Off-Site Parking Agreement with the property owners to provide the following:

1. "Ten Parking Permits for Employees in Emerson St. Parking Deck.
2. Customer Parking available at all on-street and off-street parking owned by the Village that are available to the general public within 1,000 ft."

Mr. Khan displayed an aerial view map of the subject property with a 1,000 ft. radius, indicating the locations of the applicable off-site parking locations. He noted that there are six off-site parking locations – the Emerson St. Parking Deck, the Maple St. Parking Deck, the Metra parking lots, and the Willow St. Parking lot.

Mr. Khan then provided context of this agreement by highlighting previous Off-Site Parking Agreements that the Village has made in the past. These include:

1. Station 34 – 34 S. Main St.
2. Chase Bank – 2 W. Northwest Hwy.
3. Prospect Place – 11 W. Prospect Ave.

Mr. Khan added that 34 S. Main St. had ten spots given to them for the Off-Site agreement, Chase Bank had 17 spots, and Prospect Place 6 spots, respectively.

Vice Chairman Beattie wanted to clarify if Chase Bank already had onsite parking but that the off-site parking would be supplemental.

Mr. Khan confirmed that Chase Bank has onsite parking for customers, and offsite parking for employees, since the employees would be parked there longer than Chase customers.

Vice Chairman Beattie wanted to clarify if the 104 E. Northwest Hwy. had no onsite parking, and Mr. Khan confirmed this.

Mr. Khan stated that staff finds that the standards for variation have been met. Based on these findings, staff recommends that the Planning & Zoning Commission make a motion to adopt staff's findings as the findings of the Planning & Zoning Commission and recommend **approval** of the following motion:

"An Off-Site Parking Agreement per Sec. 14.2202-E between Busse 4, LLC and the Village of Mount Prospect to permit off-site parking per the attached agreement for the property located at 104 E. Northwest Highway."

Mr. Khan stated that the Village Board's decision is final for this case.

Vice Chairman Beattie asked if there were any questions for staff.

Commissioner Fitzgerald asked how many on-street parking spots there are in the 1,000 proximity of the subject property.

Mr. Khan answered that he didn't have the exact number, but that on-street parking is provided within the 1,000 ft. proximity on Northwest Highway, Prospect Avenue, Emerson Street and Busse Avenue.

Commissioner Fitzgerald asked if people parking also have access to the garages within that vicinity.

Mr. Khan confirmed that those parking will have access to the Emerson St. Parking Deck and the Maple Street Parking deck as well.

Vice Chairman Beattie stated that he was looking through the proposed parking agreement and noticed that there was a maximum number of ten permits for the Emerson St. Parking Deck. He asked if there were any thoughts by staff or the petitioner about how many spots would be needed to accommodate all of those who need to park near the subject property since it would include a commercial and an office space.

Mr. Khan answered that the ten permitted spots would be for employees only, and that the parking spots for customers will be within the 1,000 ft. radius of the subject property. He added that the purpose of using the nearby parking decks is to create more density and walkable area where people can walk within the downtown area rather than needing to drive within it.

Vice Chairman Beattie asked if the permitted deck parking would be for all employees filling the space, including restaurant, retail and office employees working at the subject property.

Mr. Khan answered that the proposal from the applicant is a restaurant on the first floor and retail on the second floor, but an office could also occupy the second floor. He added that the tenants have not yet been identified and that it is a prospective building, but the goal is to have a restaurant on the first floor and a retail component on the second floor.

Vice Chairman Beattie asked if there were any other reserved parking spots in the Emerson St. Parking Deck aside from the ten permitted, and Mr. Khan answered that only those ten spaces were reserved as part of the agreement.

Vice Chairman Beattie asked if other people needing to park in the area would park in the outlined 1,000 ft. vicinity.

Mr. Khan confirmed that indeed other patrons would need to find parking elsewhere than the Emerson St. Parking Deck in the 1,000 ft. proximity of the subject property.

Vice Chairman Beattie asked if there were any questions for the staff.

Commissioner Weir asked what hours that parking across the street at the Metra is available to the public for free.

Mr. Khan answered that he believes the Metra parking lot is available to the public for free after about 5 or 6pm.

Hearing no further comments or questions from staff, Vice Chairman Beattie swore in the petitioner, Nick Papanicholas of 300 N. Oak Avenue.

Mr. Papanicholas mentioned that the subject property was the old Busse Flowers shop, and that he and his wife purchased the property about a year and a half ago. He added that his wife had a temporary retail store on the first floor of the building while the two figured out what they were planning to do with the building. Mr. Papanicholas noted that initially, he and his wife were considering doing a masonry restoration adaptive reuse of the building, but that the building was literally crumbling and beyond repair. He added that the building, over 100 years, had had a series of additions to it so it was not one uniform structure, and therefore would have needed a “significant lift to get it all cleaned up” to act as all one floor plate. Mr. Papanicholas stated that the second floor would have been even more challenging to fix since it was a bunch of apartments.

Mr. Papanicholas stated that he and his wife wanted to maintain the history of the building, so they decided to use heavy masonry, limestone, common Chicago brick, all black ornamental windows and door systems, almost exactly the same roof line as before, salvaged limestone Busse name plate that was on the original building from 1923 or 1925, as well as some old keystones. He added that they grew the floor plate by +/- 1,000 sq. ft. and that there were previously 4-5 parking spots on the south side of the drive aisle, which was flanked by 2 or 3 dumpsters. Mr. Papanicholas stated that the parking that used to be at the building was in-and-out all day, 15-30 minute parking because of the nearby UPS store. He noted that, even though it was attached to their property, it was not very accessible by the Busse patrons due to the usage of the spaces for the UPS store.

Mr. Papanicholas highlighted that his and his wife’s intent was not to add a specific number of parking spots to the area, but to maximize the footprint and increase density. He added that the successes of nearby provinces such as Arlington Heights, Downers Grove and Elmhurst, have more walkability along the line of their retail buildings. He mentioned that by following through with this agreement, their business will hopefully pave the way in Mount Prospect to set a trend in redevelopment to increase walkability in the downtown area.

Mr. Papanicholas stated that there will “almost 100%” be a restaurant on the first floor of their new building and that they are looking at a potential restaurant on the second floor as well. He stated that, for the time being, it is only a prospective building and there are currently no tenants lined up to occupy it. He noted that, once the building is finished and tenants have the chance to look at it, the building will fill up quickly with tenants and they will sign long-term leases. He added that, with other businesses and vertical buildings around the area, it’s an up-and-coming place to do business.

Vice Chairman Beattie mentioned that ten parking spots does not seem like an adequate number of parking to accommodate the businesses that will occupy the prospective building. He added that, with a restaurant and another tenant above the restaurant, that there would be more than ten employees present at any given time who need the parking spots.

Mr. Papanicholas responded that the number of spots was agreed upon by themselves and the Village after discussions of potential solutions to parking. He added that they’ve only submitted a drawing for shell and core so far, but that there will be tenant improvements as time goes on for prospective tenants. He stated that once the tenants are in the building, if they demonstrate a higher need for employee parking, it will be something that they could potentially come back in for and submit another request for dedicated parking spots at that time.

Vice Chairman Beattie asked if it would be a better plan to “frontload” the parking spots, i.e. adding more than the anticipated need if there is going to be so much business at the site. He asked if, since ten seems like a small number, if it’s a better idea to have a larger number in mind at the beginning of the proposal rather than revisiting it later on when the need presents itself.

Mr. Papanicholas responded that it may be a range – perhaps ten to twenty spots that will be reserved – that it is not yet set in stone. He used the example of Emerson’s Ale House, which he stated has a tight footprint and therefore space for parking spots behind it that multiple tenants use. He stated that he believes that condition exists everywhere in the downtown and that it would probably be better to use a range of numbers rather than an exact number of spots.

Vice Chairman Beattie asked staff if the proposed agreement that was in the packet was for ten spaces and that the offsite parking would be commensurate with that agreement. He asked staff if they were comfortable with that number or if more thought on the number might be needed to move forward with the agreement. For instance, he mentions, a restaurant or two open up that need to be staffed by more than ten people at a time.

Mr. Khan answered that, at this point in time, staff is comfortable with the agreement of ten parking spots and that it is possible to amend that number in the future if needed. He added that they don’t want to over-allocate parking spaces for one use and then not have enough for the general public. He stated that it is better to come back to the matter incrementally rather than all at once.

Vice Chairman Beattie clarified that there are currently ten spots proposed for the Emerson Parking Deck and asked if there would be room to expand beyond ten spaces if needed.⁴

Mr. Khan answered that it would be evaluated at the time that the petitioners come back with a request for additional spots and negotiate the best solution within that 1,000 ft. radius of the subject property.

Vice Chairman Beattie asked staff how long the agreement lasts, for instance the whole duration that the current owners still own the property, or if the agreement would perish with the sale of the property to different owners.

Mr. Khan answered that the agreement is perpetual even if the property is sold to different owners.

Vice Chairman Beattie asked staff if future owners of the property would be bound by the agreement or if it would be negotiable depending on their needs.

Mr. Khan answered that, if there are any changes to the agreement, that the petitioners would need to come to the Planning & Zoning Commission and then to the Village Board. However, if there are no changes to the agreement needed, then this agreement would hold up regardless of ownership.

Vice Chairman Beattie clarified that if someone needed extra spaces they would have to come before the Village Board, and Mr. Khan confirmed that they would indeed have to come before the Village Board.

Commissioner Fitzgerald asked staff what the requirement would be for onsite parking if the space is filled by two restaurants or one restaurant and one retail, etc.

Mr. Khan answered that the onsite parking requirement for that scenario would be 53 or 54 onsite spaces.

Vice Chairman Beattie adds that ten parking spots still seems like a very small amount of allocated spaces given the nature of the property use.

Mr. Khan responds that the ten parking spots would be for employees only and that the general public could find parking within the 1,000 ft. radius from the subject property that would make up for that loss in dedicated spaces. He added that, historically, the Village has not had dedicated customer parking agreements, that there have only been parking agreements for employee parking.

Commissioner Fitzgerald stated that he asked the question to gain a general idea of how many cars are expected to occupy the nearby space.

Vice Chairman Beattie again asked staff if they were comfortable with the number of only ten reserved employee spaces in the agreement due to the work involved in asking the Village Board for additional spaces if needed. He asked if staff was comfortable with starting with ten spaces.

Mr. Khan confirmed that staff were comfortable with starting with only ten spaces for the agreement.

Vice Chairman Beattie asked if there was any discussion.

Commissioner Fitzgerald mentioned that he agreed with Vice Chairman Beattie's observation about a potential lack of needed parking spaces depending on the future tenants. He stated that the need will likely vary greatly depending on the future tenants. Commissioner Fitzgerald suggested that this agreement be revisited at a later time when tenancy in the building is more solidified.

Vice Chairman Beattie added that they want to see density in the downtown area but they don't want to overload it so that everyone involved needs to be cognizant of the fact that there are a lot of cars that park downtown; he stated that the Board wants the Village to be vibrant but not congested.

Mr. Papanicholas stated that he thinks that the Village should take into account all of the existing horizontal and vertical parking structures as a "global quantity" in order to fully assess available parking. He stated that he believes the parking spaces in the Village are not filled to capacity, and that the Maple Street Deck is rarely full. He stated that there is room to grow in the downtown but that he agrees with all the Planning & Zoning Commission's comments thus far.

Vice Chairman Beattie responded that the petitioner tends to bear the risk in that matter due to the fact that they have to know about the area in which they are conducting business before deciding to do so. He added that all parties should keep this in mind, and that this matter will likely be revisited in a year or so when circumstances inevitably change due to tenancy.

A Commissioner asked if there was any parking behind the subject building.

The petitioner answered that there would be no parking behind the subject building, and that they have proposed enclosures for the dumpsters and transformer, so there is no room for parking there.

Hearing no further comments or questions, Vice Chairman Beattie closed the hearing and asked for a motion. Commissioner Weir made a motion seconded by Commissioner Szymczak to approve the following motion:

“An Off-Site Parking Agreement per Sec. 14.2202-E between Busse 4, LLC and the Village of Mount Prospect to permit off-site parking per the attached agreement for the property located at 104 E. Northwest Highway.”

UPON ROLL CALL

AYES: Fitzgerald, Szymczak, Weir, Olsen, Beattie, Miller

NAYS: None

The motion was approved by a vote of 6-0.

Vice Chairman Beattie mentioned that it was Village Board Final.

Hearing no more items of business, Commissioner Szymczak made a motion seconded by Commissioner Fitzgerald and the meeting was adjourned at 7:40 PM.



Mo Khan
Development Planner



Item Cover Page

Subject **PZ-13-23 / 1630-1638 W. Algonquin Road / CU - Daycare / Village Board Final**

Meeting September 28, 2023 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

The Petitioner, Mustafa Tahrán of the Turkish American Society Inc., is seeking a conditional use to operate a daycare center to occupy 6,000 square feet within the Plaza United Shopping Center. The Subject Property, which occupies 1630-1632-1634-1638 W. Algonquin Road, is zoned B-3 Community Shopping District. The proposal meets the standards for a conditional use and therefore, staff is supportive of the request.

The Petitioner proposes to operate a daycare, Rose Garden Academy, within the five tenant spaces used previously for the Safari Daycare. The Petitioner is not proposing any interior tenant improvements to the existing space. The 1,456 square foot, north playground that is located at the rear of the Subject Property, and the 1,625 square foot, east playground that is located along the east lot line and across the east drive aisle, will both remain. The proposed daycare center would host up to ninety (90) children and up to fourteen (14) staff members per day, for a total of one hundred four (104) individuals. The Petitioner is not proposing alterations to the exterior building, parking lot, or playground areas.

The Turkish American Society of Chicago (TAS) is a non-profit organization that offers cultural, educational, religious, and social programs and activities, and has been operating in Mount Prospect since 2011. As enrollment continues to grow and fill to capacity at their current location at 501 Midway Drive, TAS would like to open the off-site daycare center to accommodate their growing needs. The proposed daycare center would operate Monday through Friday, from 7:00 AM to 6:00 PM.

A previous conditional use for a daycare center was issued for A Mother's Touch at the proposed location in 1994 (Ord. 4630) which was subsequently amended twice; once in 1994 to expand the 2,400 square foot facility to 3,600 square feet (Ord. 4648), and again in 1996 to expand the 3,600 square foot facility to 6,000 square feet to accommodate up to 97 children (Ord. 4811). The property ownership was transferred to Safari Daycare, which occupied the space from 2011 and closed sometime in late 2021/early 2022. Due to the cease in operations for more than 12 months, the conditional use has expired and requires the

Petitioner to apply for a new conditional use permit.

Discussion

Fire Safety – Prior to the granting of a final certificate of occupancy, the Fire Department requires that the Petitioner address the following items: fire sprinkler work; fire alarm work; clear space around any new or existing fire hydrant, fire department connection, fire protection control valve or any other fire protection system component; egress plan; and keyless locksets on egress doors.

Parking – The proposed daycare center is located within an existing shopping center with several vacancies and four sit-down restaurants. Shopping centers with a gross floor area of 30,000 square feet or less require four (4) parking spaces per 1,000 square feet of gross floor area; daycare centers require one (1) parking space per every ten (10) licensed capacity slots and one (1) parking space for each employee; and restaurants with no bar require twelve (12) parking spaces per 1,000 square feet of floor area. Based on these parking ratios, the overall parking requirement for the shopping center is one hundred forty-two (142) parking spaces. If applying the lower shopping center parking ratio to the restaurant uses, the overall parking requirement would be one hundred five (105) parking spaces. The shopping center currently provides one hundred five (105) parking spaces. The following table provides a parking analysis utilizing the restaurant parking ratio compared to the shopping center parking ratio.

Plaza United Shopping Center Parking Analysis (Separate Uses)

Use	Parking Requirement	Variables	Spaces Required
Restaurants	12 per 1,000 SF	8,360 SF	70.2*
Shopping Center	4 per 1,000 SF	8,580 SF	34.3
Vacant Shopping Center	1 per staff + 1 for every 10 licensed slots	3,600 SF	14.4
Daycare center / nursery	1 per staff + 1 for every 10 licensed slots	90 licensed slots, 14 staff	23
Total Required:			142
Total Provided:			105

** For the purposes of determining parking requirements for restaurant uses, floor area does not include areas devoted primarily for storage, restrooms, and corridors used solely for accessing these areas. Thirty percent (30%) of the restaurants' gross floor area has been subtracted to determine the parking requirement.*

United Plaza Shopping Center Parking Analysis (Using Shopping Center Parking Ratio for Restaurants)

Use	Parking Requirement	Variables	Spaces Required
Shopping Center		16,940 SF	67.8
Vacant Shopping Center	4 per 1,000 SF	3,600 SF	14.4
Daycare center / nursery	1 per staff + 1 for every 10 licensed slots	90 licensed slots, 14 staff	23
Total Required:			105
Total Provided:			105

The shopping center is currently sixty-four percent (64%) occupied and with the addition of the Rose Garden Academy, the building will be approximately eighty-six percent (86%) occupied. It should be noted that there are no known parking issues at the site; the Petitioner provided a comprehensive assessment of the peak times observed by other establishments, including the existing restaurants within the shopping center. Based on the following table, the peak times for the restaurants do not overlap with the peak times for the daycare's drop-off and pick-up periods. Therefore, staff is comfortable using the lower parking ratio of 4 parking spaces per 1,000 SF for the restaurants within the shopping center.

Tenant	Working Hours	Peak Hours
China Garden Restaurant	11 AM – 9:15 PM	12 PM – 2 PM / 5 PM – 7 PM
Rosati's Pizza	10 AM – 10 PM	12 PM – 2 PM / 5 PM – 7 PM
Chungiwa Restaurant	11:30 AM – 9 PM	12 PM – 2 PM / 7 PM – 9 PM
Penthai Restaurant	11 AM – 9 PM	11 AM – 12 PM / 5 PM – 9 PM
Mag Vape & Smoke	11 AM – 10 PM	11 AM – 1 PM / 3 PM – 5 PM
Lela's Hair Studio	9 AM – 7 PM	11 AM – 1 PM / 4 PM – 6 PM
Cabinets City	9 AM – 6 PM	No specific peak time
P & R Diversity Group, Inc	10 AM – 4:30 PM	No specific peak time

Traffic – After reviewing the original drop-off and pick-up procedure, the Village Engineer suggested that daycare employees park in the south parking spaces and parents park in the north spaces (adjacent to the building) to eliminate any queuing in front of the daycare center that might cause back-up on the Algonquin Road entrance and possibly onto Algonquin Road. Engineering did not object to the continued use of the playground areas, but recommended procedures be in place to safely walk students across the drive aisle to the eastern playground located across the drive aisle.

In response to the Village Engineer's concerns, the Petitioner submitted a revised pick-up and drop-off procedure that is included as an attachment to the staff report. In the revised procedure, parents would park in any of the thirteen (13) parking spaces directly in front of the daycare center. Per the Petitioner, peak times for the drop-off and pick-up periods are from 8:00 AM to 8:20 AM and from 3:00 PM to 3:20 PM, respectively. To ensure the well-being of the youngest children, two dedicated staff members will be available to escort the children between the parking spots and the daycare entrance. Some parents may opt to accompany their children between their vehicles and the daycare entrance. Fourteen (14) parking spaces reserved for daycare staff would be located south of the designated parking spaces for parents.

Per the Petitioner, the Rose Garden Academy will provide a safe and nurturing environment for children under the daycare's care and the facility will meet and exceed all local health and safety standards, including regular inspections, maintenance, and adherence to strict health protocols. The Petitioner states that the proposed daycare will employ certified teachers and staff trained in emergency response procedures to ensure the well-being of their children. The Petitioner adds that the daycare activities will not cause disturbances to nearby properties and will contribute positively to the community by offering essential services for working parents. The Petitioner maintains that the public utilities, access roads, drainage, and other facilities available to the site are adequate. The Petitioner states that the operational hours have been carefully planned to minimize traffic congestion in the public streets. The Petitioner further states that the proposed daycare aligns with the objectives of the Comprehensive Plan as the daycare aims to contribute positively to the community, promote early childhood education,

and support working families and conforms to other applicable regulations of the district in which it is located.

Staff is supportive of the Petitioner's request. Staff does not believe the proposed conditional use for a daycare center will have an adverse impact on the public or adjacent properties. Other departments reviewed the Petitioner's proposal and did not object to the conditional use request, subject to the fire safety concerns being addressed before occupancy is granted. The expansion will not be a detriment or endanger the welfare of the general public. The proposed use complies with the Comprehensive Plan and furthers childcare services available to the local community.

As of the writing of this report, staff has not received public comments pertaining to this request.

Alternatives

1. To recommend approval of the following motion: "A conditional use permit allowing a daycare to operate at 1630-1638 W. Algonquin Road, as illustrated on the plans dated 07-18-2023 and 08-21-2023, subject to the conditions listed in the staff report."
2. Action at the discretion of the Planning & Zoning Commission.

Staff Recommendation

Approval of the following motion:

"A conditional use permit allowing a daycare to operate at 1630-1638 W. Algonquin Road, as illustrated on the plans dated 07-18-2023 and 08-21-2023, subject to the conditions listed in the staff report."

Attachments

1. PZ-13-23_Staff Report
2. PZ-13-23_Administrative Content
3. PZ-13-23_Drop-off Pick-Up and Playground Procedures
4. PZ-13-23_Plans



STAFF REPORT FROM THE DEPARTMENT OF Community Development

William J. Cooney, AICP
Director of Community Development

Ann Choi
Development Planner

DATE: September 21, 2023

CASE NUMBER
PZ-13-23

APPLICANT/PROPERTY OWNER
Mustafa Tahrar, Turkish American Society Inc.

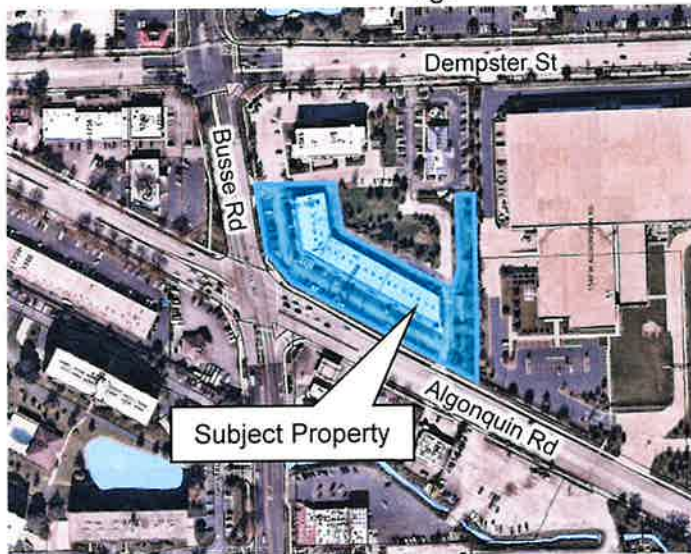
PUBLIC HEARING DATE
September 28, 2023

PROPERTY ADDRESS/LOCATION
1630-1638 W. Algonquin Road

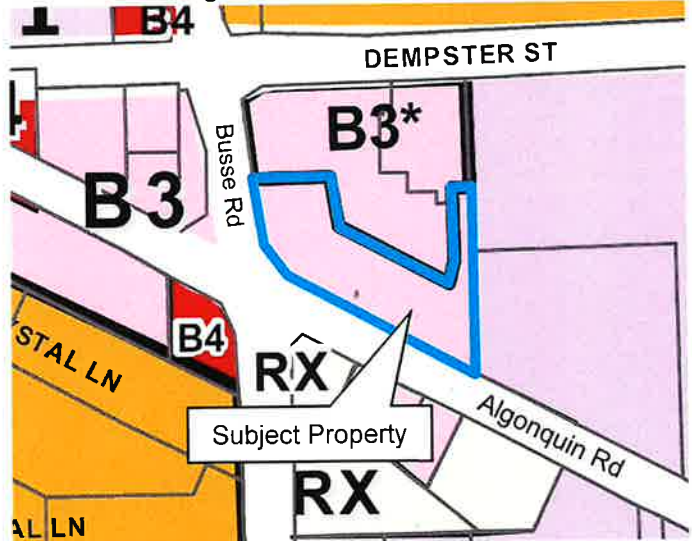
BRIEF SUMMARY OF REQUEST

The Petitioner, Mustafa Tahrar of the Turkish American Society Inc., is seeking a conditional use to operate a daycare center to occupy 6,000 square feet within an existing shopping center. The Subject Property, which occupies 1630-1632-1634-1638 W. Algonquin Road, is zoned B-3 Community Shopping District. The proposal meets the standards for a conditional use and therefore staff is supportive of the request.

2021 Aerial Image



2022 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3 Community Shopping	A shopping center with related improvements	North: B-3* Community Shopping East: I-1 Limited Industrial PUD South: B-3 Community Shopping and R-X Single Family Residential West: B-3 Community Shopping	2.44 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND/PROPERTY HISTORY

The Turkish American Society of Chicago (TAS) is a non-profit organization that offers cultural, educational, religious, and social programs and activities, and has been operating in Mount Prospect since 2011. As enrollment continues to grow and fill to capacity at their current location at 501 Midway Drive, TAS would like to open an off-site daycare center to accommodate their growing needs. The proposed daycare center would occupy six thousand square feet (6,000 SF) and two existing outdoor play areas at the Subject Property. The facility would serve seventy-eight (78) preschoolers aged 3-4 years old and twelve (12) toddlers aged 1- 2 years old for a total of ninety (90) children, and would operate Monday through Friday, from 7:00 AM to 6:00 PM. The proposed daycare center would consist of twelve (12) teaching staff and two (2) non-teaching staff.

A previous conditional use for a daycare center was issued for A Mother's Touch at the proposed location in 1994 (Ord. 4630) which was subsequently amended twice; once in 1994 to expand the 2,400 square foot facility to 3,600 square feet (Ord. 4648), and again in 1996 to expand the 3,600 square foot facility to 6,000 square feet to accommodate up to 97 children (Ord. 4811). The property ownership was transferred to Safari Daycare which occupied the space from 2011 and closed sometime in late 2021/early 2022. Due to the cease in operations for more than 12 months, the conditional use has expired and requires the Petitioner to apply for a new conditional use permit.

PROPOSAL

The Petitioner proposes to operate a daycare, Rose Garden Academy, within the five tenant spaces used previously for the Safari Daycare. The Petitioner is not proposing any interior tenant improvements to the existing space. The 1,456 square foot, north playground that is located at the rear of the Subject Property, and the 1,625 square foot, east playground that is located along the east lot line and across the east drive aisle, will both remain. The proposed daycare center would host up to ninety (90) children and up to fourteen (14) staff members per day, for a total of one hundred four (104) individuals. The Petitioner is not proposing alterations to the exterior building, parking lot, or playground areas.

Fire Safety – Prior to the granting of a final certificate of occupancy, the Fire Department requires that the Petitioner address the following items: fire sprinkler work; fire alarm work; clear space around any new or existing fire hydrant, fire department connection, fire protection control valve or any other fire protection system component; egress plan; and keyless locksets on egress doors.

Parking – The proposed daycare center is located within an existing shopping center with several vacancies and four sit-down restaurants. Shopping centers with a gross floor area of 30,000 square feet or less require four (4) parking spaces per 1,000 square feet of gross floor area; daycare centers require one (1) parking space per every ten (10) licensed capacity slots and one (1) parking space for each employee; and restaurants with no bar require twelve (12) parking spaces per 1,000 square feet of floor area. Based on these parking ratios, the overall parking requirement for the shopping center is one hundred forty-two (142) parking spaces. If applying the lower shopping center parking ratio to the restaurant uses, the overall parking requirement would be one hundred five (105) parking spaces. The shopping center currently provides one hundred five (105) parking spaces. The following table provides a parking analysis utilizing the restaurant parking ratio compared to the shopping center parking ratio.

United Plaza Shopping Center Parking Analysis (Separate Uses)			
Use	Parking Requirement	Variables	Spaces Required
Restaurants	12 per 1,000 SF	8,360 SF	70.2*
Shopping Center	4 per 1,000 SF	8,580 SF	34.3
Vacant Shopping Center		3,600 SF	14.4
Daycare center / nursery	1 per staff + 1 for every 10 licensed slots	90 licensed slots, 14 staff	23
Total Required:			142
Total Provided:			105

* For the purposes of determining parking requirements for restaurant uses, floor area does not include areas devoted primarily for storage, restrooms, and corridors used solely for accessing these areas. Thirty percent (30%) of the restaurants' gross floor area has been subtracted to determine the parking requirement.

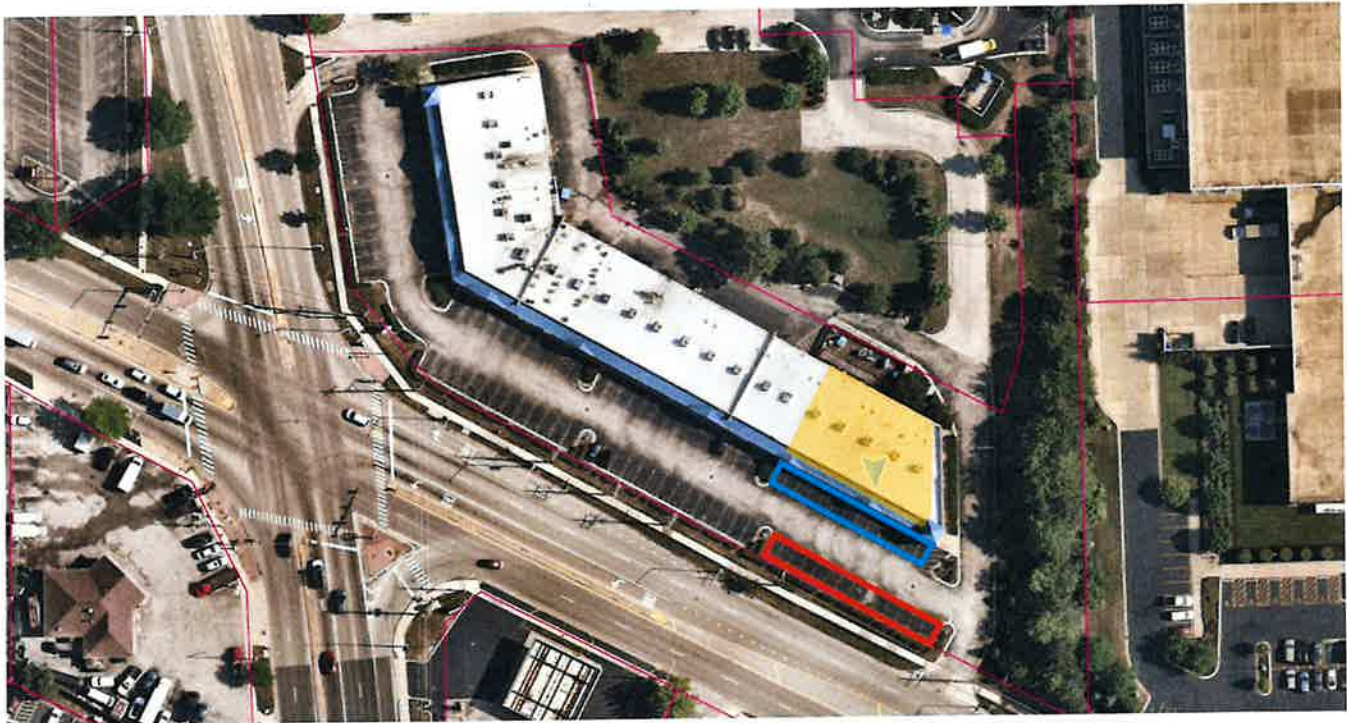
United Plaza Shopping Center Parking Analysis (Using Shopping Center Parking Ratio for Restaurants)			
Use	Parking Requirement	Variables	Spaces Required
Shopping Center	4 per 1,000 SF	16,940 SF	67.8
Vacant Shopping Center		3,600 SF	14.4
Daycare center / nursery	1 per staff + 1 for every 10 licensed slots	90 licensed slots, 14 staff	23
Total Required:			105
Total Provided:			105

The shopping center is currently sixty-four percent (64%) occupied and with the addition of the Rose Garden Academy, the building will be approximately eighty-six percent (86%) occupied. It should be noted that there are no known parking issues at the site; the Petitioner provided a comprehensive assessment of the peak times observed by other establishments, including the existing restaurants within the shopping center. Based on the following table, the peak times for the restaurants do not overlap with the peak times for the daycare's drop-off and pick-up periods. Therefore, staff is comfortable using the lower parking ratio of 4 parking spaces per 1,000 SF for the restaurants within the shopping center.

Tenant	Working Hours	Peak Hours
China Garden Restaurant	11 AM – 9:15 PM	12 PM – 2 PM / 5 PM – 7 PM
Rosati's Pizza	10 AM – 10 PM	12 PM – 2 PM / 5 PM – 7 PM
Chungiwa Restaurant	11:30 AM – 9 PM	12 PM – 2 PM / 7 PM – 9 PM
Penthai Restaurant	11 AM – 9 PM	11 AM – 12 PM / 5 PM – 9 PM
Mag Vape & Smoke	11 AM – 10 PM	11 AM – 1 PM / 3 PM – 5 PM
Lela's Hair Studio	9 AM – 7 PM	11 AM – 1 PM / 4 PM – 6 PM
Cabinets City	9 AM – 6 PM	No specific peak time
P & R Diversity Group, Inc	10 AM – 4:30 PM	No specific peak time

Traffic – After reviewing the original drop-off and pick-up procedure, the Village Engineer suggested that daycare employees park in the south parking spaces and parents park in the north spaces (adjacent to the building) to eliminate any queuing in front of the daycare center that might cause back-up on the Algonquin Road entrance and possibly onto Algonquin Road. Engineering did not object to the continued use of the playground areas, but recommended procedures be in place to safely walk students across the drive aisle to the eastern playground located across the drive aisle.

In response to the Village Engineer's concerns, the Petitioner submitted a revised pick-up and drop-off procedure that is included as an attachment to the staff report. In the revised procedure, parents would park in any of the thirteen (13) parking spaces directly in front of the daycare center as depicted in the blue box in the image below. Per the Petitioner, peak times for the drop-off and pick-up periods are from 8:00 AM to 8:20 AM and from 3:00 PM to 3:20 PM, respectively. To ensure the well-being of the youngest children, two dedicated staff members will be available to escort the children between the parking spots and the daycare entrance. Some parents may opt to accompany their children between their vehicles and the daycare entrance. Fourteen (14) parking spaces reserved for daycare staff would be located south of the designated parking spaces for parents as depicted in the red box in the image below.



In addition to the drop-off and pick-up procedure, the Petitioner has also provided a procedure for walking children safely to the eastern playground. To access the eastern playground, children will be required to cross the drive aisle. The group utilizing the eastern playground will exit through the door on the east side of the building. Prior to the group's departure, a staff member will secure the aisle gate. All children will maintain a firm grip on a designated walking rope, with a staff member leading at the front, facing the children and walking backward, while another staff member holds the opposite end of the rope, also facing the students. The group will then follow the crosswalk for entry into the playground. After ensuring the safe entry of all children, a staff member will subsequently secure the playground gate and re-open the drive aisle gate. The same process will be carefully followed upon returning to the building.

COMPREHENSIVE PLAN DESIGNATION

The Future Growth and Opportunities Map and the Future Land Use Plan in the Village Comprehensive Plan designate the subject property as Neighborhood Center which includes uses such as a daycare center. The proposed daycare is consistent with the Comprehensive Plan as it provides childcare services available to the local community.

CONDITIONAL USE STANDARDS

The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances.

Per the Petitioner, the Rose Garden Academy will provide a safe and nurturing environment for children under the daycare's care and the facility will meet and exceed all local health and safety standards, including regular inspections, maintenance, and adherence to strict health protocols. The Petitioner states that the proposed daycare will employ certified teachers and staff trained in emergency response procedures to ensure the well-being of their children. The Petitioner adds that the daycare activities will not cause disturbances to nearby properties and will contribute positively to the community by offering essential services for working parents. The Petitioner maintains that the public utilities, access roads, drainage, and other facilities available to the site are adequate. The Petitioner states that the operational hours have been carefully planned to minimize traffic congestion in the public streets. The Petitioner further states that the proposed daycare aligns with the objectives of the Comprehensive Plan as the daycare aims to contribute positively to the community, promote early childhood education, and support working families and conforms to other applicable regulations of the district in which it is located.

Staff is supportive of the Petitioner's request. Staff does not believe the proposed conditional use for a daycare center will have an adverse impact on the public or adjacent properties. Other departments reviewed the Petitioner's proposal and did not object to the conditional use request, subject to the fire safety concerns being addressed before occupancy is granted. The expansion will not be a detriment or endanger the welfare of the general public. The proposed use complies with the Comprehensive Plan and furthers childcare services available to the local community.

STAFF RECOMMENDATION

Staff finds that the standards for a conditional use have been met. Based on these findings, staff recommends that the Planning & Zoning Commission make a motion to adopt staff's findings as the findings of the Planning & Zoning Commission and recommend approval of the following motion:

1. "A conditional use permit allowing a daycare to operate at 1630-1638 W. Algonquin Road, as illustrated on the plans dated 07-18-2023 and 08-21-2023, subject to the following conditions:
 - a) The proposed business shall be licensed by the State of Illinois as a daycare center. A copy of the license issued by the State of Illinois in order to operate a day care center in this location shall be placed on file with the Director of Community Development;
 - b) Compliance with all applicable Village Code requirements, including, but not limited to, fire code and building regulations;
 - c) The conditional use permit granted herein shall apply to the area identified as 1630-1638 West Algonquin Road and that an amendment to this conditional use shall be required prior to any future expansion of this daycare center;
 - d) Parents of children shall park in the north bank of parking spaces closest to the daycare facility and employees shall park in the south bank of parking spaces; and
 - e) The daycare shall follow the "Procedure for Walking to Eastern Playground" to safely walk children across the drive aisle to the east playground."

The Village Board's decision is final for this case.

ATTACHMENTS:



I concur:



William J. Cooney, AICP
Director of Community Development



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 13-23 - _____ Date of Submission: 9/7/2023 Hearing Date: 9/28/2023

Project Name/Address: PZ-13-23 1630 - 1638 W. Algonquin Road (CU - Daycare)

I. Subject Property

Address(es): 1630-38 Algonquin Road Mount Prospect IL 60056

Zoning District (s): B-3 Community Shopping Property Area (Sq.Ft. and/or Acreage): 6,000

Parcel Index Number(s) (PIN(s)): 08-23-100-012-0000

II. Zoning Request(s) (Check all that apply)

☒ Conditional Use: For Daycare

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

Turkish American Society of Chicago intended to open a childcare center, Rose Garden Academy, at 1630-1638 Algonquin Road Mt. Prospect, IL 0056. The facility's daily operating hours on weekdays, from 7 am to 6 pm, will cater to 78 preschoolers aged 4 and 3, as well as 12 toddlers aged 1 and 2, under our daycare program. Our team of dedicated professionals, consisting of 12 teaching staff and 2 non-teaching staff, will ensure a safe and enriching environment for all children in our care. Rose Garden Academy's proposal for a childcare facility in Mt. Prospect is designed with a strong commitment to public health, safety, and the welfare of the community. With our extensive experience in providing quality preschool education, we are confident that our new facility will be a valuable addition to the area. We assure you that we will meet all the conditions for the conditional use of the building, while also upholding the values of the Turkish American Society in promoting early childhood education and fostering a nurturing environment for children.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Mustafa Tahrán Corporation: Turkish American Society INC

Address: 501 Midway Dr.

City, State, ZIP Code: Mount Prospect IL 60056

Phone: 224-323 3268 Email: mutahrán@gmail.com

Interest in Property: Lessee
(e.g. owner, buyer, developer, lessee, architect, etc...)

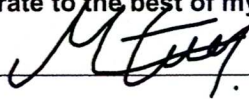
V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>Nancy & Cristofaro Pirrone</u>	Corporation: <u>Parkway Bank and Trust Company</u>
Address: <u>1640 E Algonquin Road</u>	
City, State, ZIP Code: <u>Mount Prospect IL 60056</u>	
Phone: <u>(847)806 6040</u>	Email: <u>cpirrone031@gmail.com</u>

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant:

(Signature)



Date: 08/09/2023

MUSTAFA TAHRAN

(Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner:

(Signature)



Date: 08/09/2023

CRISTOFARO PIRRONE

(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)

STATE OF ILLINOIS)

I, NANCY PIRRONE, under oath, state that I am
(print name)

- ☐ the sole owner of the property
☒ an owner of the property
☐ an authorized officer for the owner of the property

commonly described as 1630-1621 ALGONQUIN Rd, Mount Prospect, IL 60056
(property address and PIN) PIN# 08-23-100-012-0000

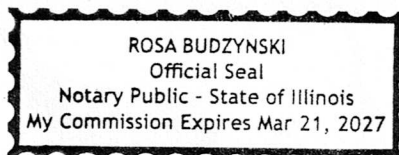
and that such property is owned by NANCY and CRISTOFARO PIRRONE as of this date.
(print name)

Nancy Pirrone
Signature

Subscribed and sworn to before

me this 21 day of
August, 2023.

Rosa Budzynski
Notary Public



WARRANTY DEED IN TRUST

96-0634

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) PU COMPANY, L.L.C., A WYOMING LIMITED LIABILITY COMPANY, HAVING ITS PRINCIPAL PLACE OF BUSINESS

in
~~of~~ the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 27th day of August 19 96, known as Trust Number 11438, the following described real estate in the County of Cook and State of Illinois, to-wit: Lot One in Plaza United Resubdivision of Lot One of Plaza United, a Subdivision of part of the Northeast 1/4 of Section 22 and part of the Northwest 1/4 of Section 23, both in Township 41 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois pursuant to Plat of Resubdivision recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 96-489523.

PIN# 08-23-100-011

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premise or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

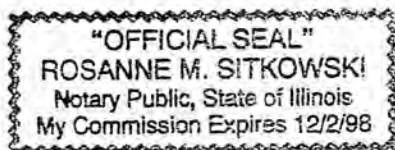
And the said grantor _____ hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha S hereunto set his hand _____ and seal _____ this 9th day of September 19 96
PU COMPANY, L.L.C., A WYOMING LIMITED LIABILITY COMPANY BY: PCC-4, INC., A WYOMING CORPORATION, ITS MANAGING MEMBER

BY: [Signature]
ROBERT DIMUCCI, ITS PRESIDENT

THIS INSTRUMENT WAS PREPARED BY: JOHN PAPADIA, 8501 WEST HIGGINS ROAD, SUITE 340
CHICAGO, IL 60631

STATE OF ILLINOIS }
COUNTY OF COOK } SS.



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that PU COMPANY, L.L.C., A WYOMING LIMITED LIABILITY COMPANY, BY: PCC-4, INC., A WYOMING CORPORATION
BY: ROBERT DIMUCCI, ITS PRESIDENT

personally known to me to be the same person _____ whose name is _____ subscribed to the foregoing instrument, appeared before me this _____ day in person and acknowledged that his _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 30th day of September 1996

[Signature]
Notary Public

PARKWAY BANK AND TRUST COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 282

Northeast corner of Busse and Algonquin Road
1621-1629, 1640-1660 W. Algonquin, Mt. Prospect
IL For information only insert street address of
above described property

TOTAL PAYMENT DUE		2022 First Installment Property Tax Bill - Cook County Electronic Bill						
By 10/01/23	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		08-23-100-012-0000	050	16048	2022	(2023)	ELK GROVE	5-31
IF PAYING LATE, PLEASE PAY	10/02/2023 - 11/01/2023	11/02/2023 - 12/01/2023		12/02/2023 - 01/01/2024		LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW		
	\$0.00	\$0.00		\$0.00				

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$1,080,667	\$7,960,421	-\$824,317	110.36%
Metro Water Reclamation Dist of Chicago	\$3,327,854,000	\$3,020,080,000	\$1,168,985,000	61.29%
Mt Prospect Park District	\$18,433,548	\$33,278,233	\$388,084	98.83%
Harper Coll Comm College 512 (Palatine)	\$385,967,009	\$71,570,388	\$71,570,388	0.00%
Township HS District 214 (Arlington Hts)	\$174,084,349	\$270,533,348	-\$10,941,244	104.04%
Comm Consolidated SD 59 (Arlington Hts)	\$13,824,049	\$150,264,026	\$9,719,629	93.53%
Village of Mount Prospect	\$168,137,977	\$365,344,346	\$99,691,444	72.71%
Town of Elk Grove	\$1,734,924	\$7,055,530	-\$1,322,183	118.74%
Cook County Forest Preserve District	\$233,103,051	\$540,107,634	\$328,420,280	39.19%
County of Cook	\$8,019,310,814	\$29,739,673,504	\$17,090,063,066	42.53%
Total	\$12,343,530,388	\$34,205,867,430	\$18,755,750,147	

For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](https://www.cookcountytreasurer.com)

PAY YOUR TAXES ONLINE

Pay at [cookcountytreasurer.com](https://www.cookcountytreasurer.com) from your bank account or credit card.

TAX CALCULATOR			IMPORTANT MESSAGES	
2021 TOTAL TAX		193,875.65		
2022 ESTIMATE	X	55%		
2022 1st INSTALLMENT	=	106,631.61		
The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.				
			PROPERTY LOCATION	MAILING ADDRESS
			1640 E ALGONQUIN RD MOUNT PROSPECT IL 60056	NANCY PIRRONE 1420 W LINCOLN AV MT PROSPECT IL 600562927

*** Please see 2022 First Installment Payment Coupon next page ***



Letter of Intent to Lease

Turkish American Society Inc. intends to lease the property located at 1630-38 Algonquin Rd Mt Prospect IL, 60056 with the following conditions as a kindergarten.

Rent fee will include \$5500/month+real estate taxes+admin fee+maintenance. Rent will increase 3%/year. Monthly payment for the lease will be approximately \$9978.03. See below.

PLAZA UNITED

Tenant: kindergarten.

1630-38 Algonquin Rd. Mount Prospect Il. 60056

PERIOD	RENT SQ FT	CAM & TAXES	NO. SQ FT INCREASE	NO. MONTHS	RENT MONTHLY	RENT ANNUAL	ANNUAL
01/00/00 to 00/00/00	RENT+3%	11.00	ACTUAL	6,000	12	5,500.00	66,000.00

3.0%

RENT PER MONTH \$ 5,500.00

REAL ESTATE TAXES - 2021 \$ 193,875.65 X 22.6074% = \$43,830.24 / 12 = \$ 3,652.52

MAINTENANCE - 2022 \$ 42,434.38 X 22.6074% = \$ 7,744.62 / 12 = \$ 728.71

ADMIN FEE \$ 7,744.63 X 15.00% = \$ 1,161.69 / 12 = \$ 96.80

TOTAL CAM & TAX & RENT \$ 9,978.03

Executive Director

Mehmet Azmaz

Landlord

Cristofaro Pirrone

-----TURKISH AMERICAN SOCIETY OF CHICAGO-----

501 Midway Dr. Unit #103 Mt. Prospect, IL 60056 P (847) 640 7272 F: (847) 640 7250 www.taschicago.org

Turkish American Society of Chicago intended to open a childcare center, Rose Garden Academy, at 1630-1638 Algonquin Road Mount Prospect, IL 0056. The facility's daily operating hours on weekdays, from 7 am to 6 pm, will cater to 78 preschoolers aged 4 and 3, as well as 12 toddlers aged 1 and 2, under our daycare program. Our team of dedicated professionals, consisting of 12 teaching staff and 2 non-teaching staff, will ensure a safe and enriching environment for all children in our care.

1. Introduction:

Rose Garden Academy, owned by the Turkish American Society, is a well-established and reputable childcare facility with over 10 years of experience providing quality preschool education in Mt. Prospect. We are now excited to present our proposal to establish a new childcare facility, offering both preschool and daycare services. This business plan addresses the concerns of the conditional use of the new building and outlines how Rose Garden Academy will adhere to the Village's regulations while benefiting the community.

2. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Rose Garden Academy is dedicated to providing a safe and nurturing environment for children in our care. Our facility will meet and exceed all local health and safety standards, including regular inspections, maintenance, and adherence to strict health protocols. We will employ certified teachers and staff trained in emergency response procedures, ensuring the well-being of the children at all times.

3. The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

We understand the importance of maintaining harmonious relationships with neighboring properties. Our facility will be designed to blend seamlessly into the community, adhering to local aesthetics and zoning regulations. As a professional child care provider, we are

committed to ensuring that our activities will not cause disturbances to nearby properties. Additionally, we will contribute positively to the community by offering essential services for working parents, which can enhance the appeal and value of the area.

4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Rose Garden Academy's proposed facility will contribute to the neighborhood's development by offering early childhood education services. We will work closely with the Planning & Zoning Commission to ensure that our establishment aligns with the broader development goals of the area. Our facility will add value to the community by creating jobs and promoting the education and well-being of young children.

5. Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

We understand the importance of having adequate public utilities and access roads to minimize the impact on the neighborhood. Our facility will be equipped with modern utilities and constructed in a way that facilitates smooth ingress and egress of parents and staff. We will also ensure proper drainage to prevent any negative impact on the surrounding area during inclement weather.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Rose Garden Academy's operational hours have been carefully planned to minimize traffic congestion in the public streets. As we will be closed during weekends and have no summer school for preschool students, our presence will not contribute to excessive traffic during peak hours. Furthermore, we encourage parents to carpool and provide ample parking spaces to reduce road traffic.

7. The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village;

We have thoroughly reviewed the Village's Comprehensive Plan and ensured that our childcare facility's establishment aligns with its objectives. Our project aims to contribute positively to the community, promote early childhood education, and support working families.

8. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission

We will diligently adhere to all local regulations and zoning requirements set forth by the Planning & Zoning Commission.

In conclusion, Rose Garden Academy's proposal for a childcare facility in Mt. Prospect is designed with a strong commitment to public health, safety, and the welfare of the community. With our extensive experience in providing quality preschool education, we are confident that our new facility will be a valuable addition to the area. We assure you that we will meet all the conditions for the conditional use of the building, while also upholding the values of the Turkish American Society in promoting early childhood education and fostering a nurturing environment for children.

RECORDED
JUN 9 1996
MOUNT PROSPECT

DEMPSTER

STREET

ROAD

BUSSE

ALGONQUIN

BUSSE ROAD

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES
1800 WOODLAND AVENUE
PARK RIDGE, ILLINOIS 60068-1404

REGISTERED LAND SURVEYORS
PHONE: (312) 763-6066

Legal Description:

Lot One in PLAZA UNITED RESUBDIVISION of Lot One of Plaza United, a subdivision of part of the Northeast 1/4 of Section 22 and part of the Northwest 1/4 of Section 23, both in Township 41 North, Range 11 East of the 3rd Principal Meridian, according to the plat of said RESUBDIVISION recorded on _____ as Document No. _____ in Cook County, Illinois.

Area within Lot One = 113,226.0 sq. ft. or 2.5943 acres.

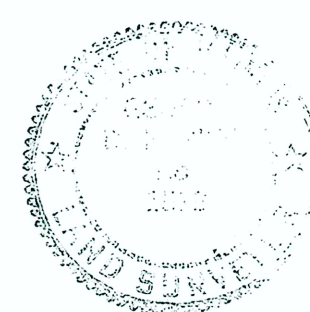
Not Included in this Survey !

Lot Two

PLAZA UNITED RESUBDIVISION
Recorded _____
Document No. _____

Not Included in this Survey !

Lot One



Dated this 12 day of July, A.D. 1996

GEORGE D. HARKER & ASSOCIATES
Registered Land Surveyors

[Signature]

North
Scale 1" = 25'

SCALE: 1 inch equals 25 feet.

Distance are shown in feet and decimal parts thereof.

Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.

Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY !

ORDERED BY: PREMIER PROPERTY MANAGEMENT, Inc.

ORDERED FOR:

ORDER NO: 960163 - Survey

Please use this Order No. in future reference to this survey.



Sep.15th,2023

Ann Choi

Development Planner

File Community Development

Via e-mail: achoi@mountprospect.org

The Village of Mount Prospect

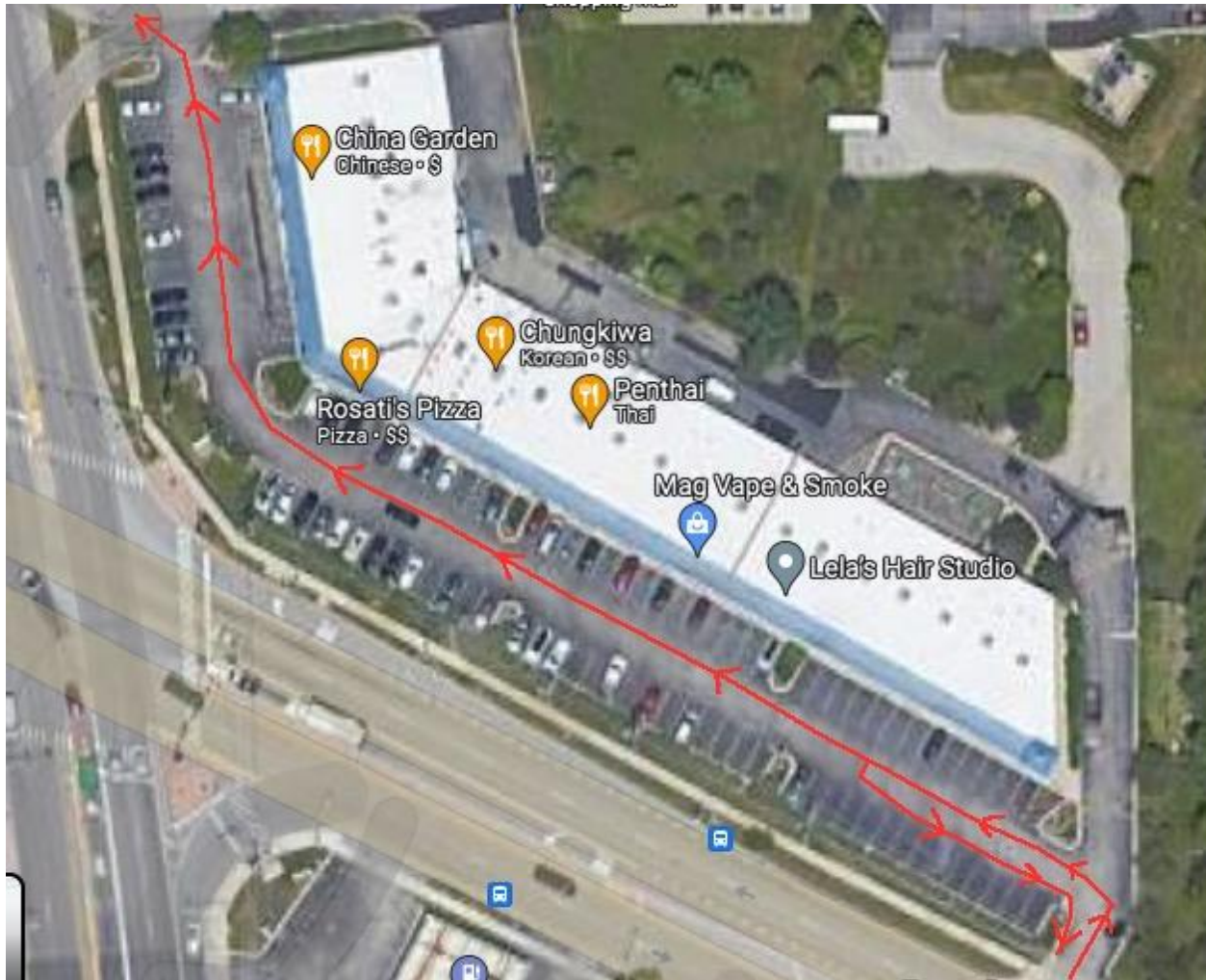
**Re: 1630-1638 W. Algonquin Road / Conditional Use: Daycare / Response to
Pick-up/Drop-off Concerns**

Dear Ms.Choi,

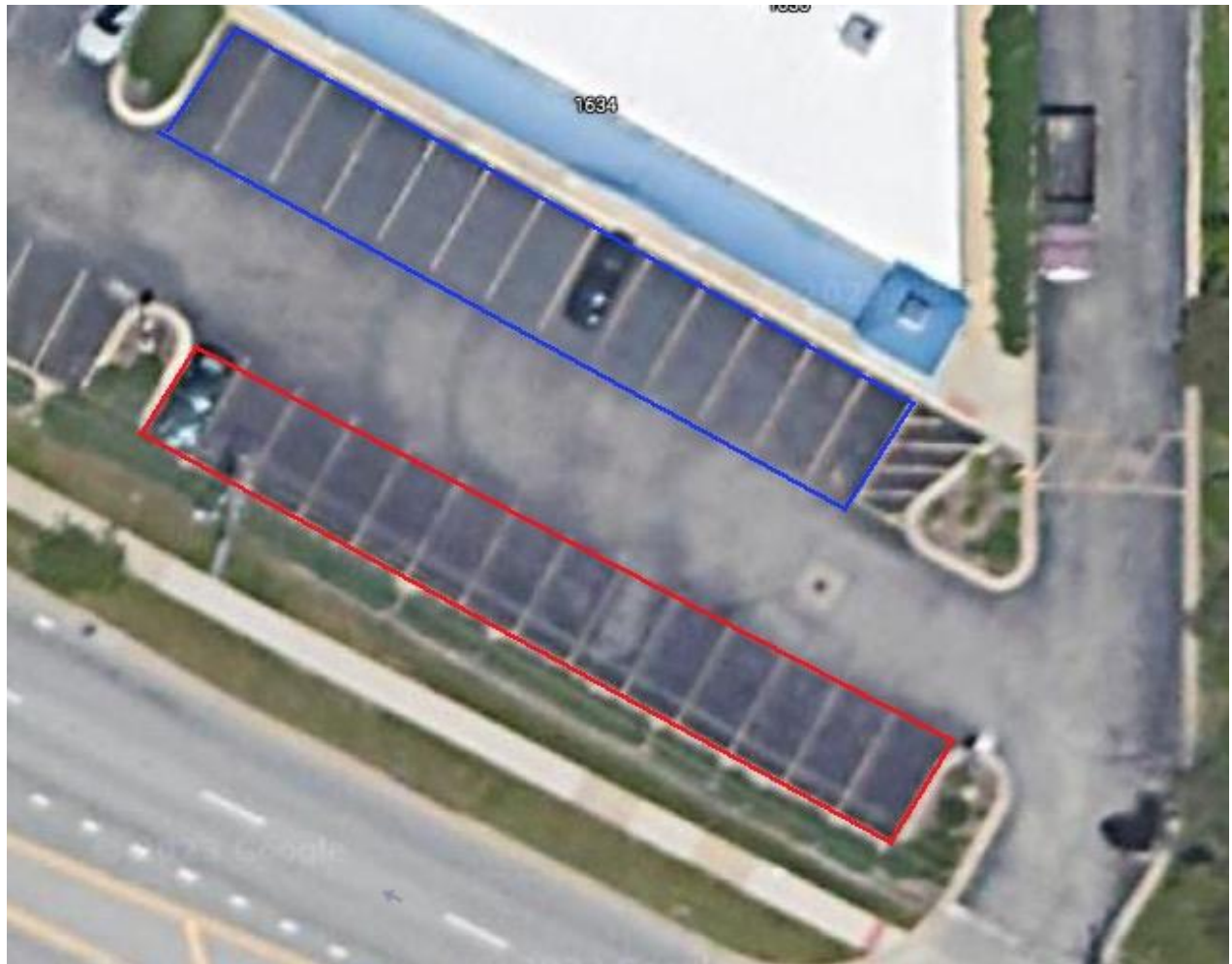
Here is our updated plan for Pick-up/Drop-off Procedure responding to your concerns and the procedure for walking children safely across the east drive aisle to the eastern playground:

Pick-up/Drop-off Procedure:

During the designated pickup and drop-off periods, parents will follow a prescribed route as follows: They will enter the plaza parking lot via the Algonquin Road entrance and subsequently exit the parking lot through either the Busse Road egress or Algonquin Road egress. This pathway is visually illustrated in the accompanying diagram.



Parents' vehicles will come to a halt at one of the designated 13 parking spaces (located within the blue-highlighted area, as depicted in the image below), directly in front of the daycare facility, where they will facilitate the safe embarkation/disembarkation of their children. To further ensure the well-being of our young charges, two dedicated staff members will be on hand to escort the children between the parking spots and the daycare entrance. At their discretion, some parents may opt to personally accompany their children between their vehicles and the daycare entrance. Please note that the parking area for 14 cars in the south parking spaces (located within the red-highlighted area, as depicted in the image below) will be reserved for the staff.



Procedure for Walking to Eastern Playground:



The northern playground, in close proximity to the daycare exit, presents minimal safety concerns for the children.



To access the eastern playground, children will be required to cross the drive aisle. The group utilizing the eastern playground will exit through the door on the east side. Prior to the group's departure, a staff member will secure the aisle gate, as denoted by the blue marker. All children will maintain a firm grip on a designated walking rope, with the staff member leading at the front, facing the children and walking backward, while another staff member holds the opposite end, also facing the students. They

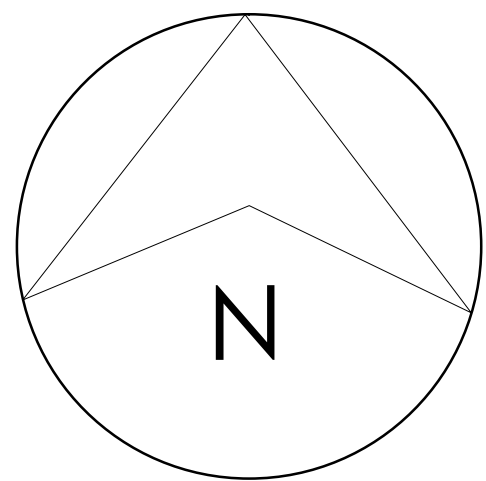
will then follow the indicated yellow pathway for entry into the playground. After ensuring

the safe entry of all children, the staff member will subsequently secure the playground gate and reopen the drive aisle gate. The same process will be carefully followed upon their return to the daycare building.



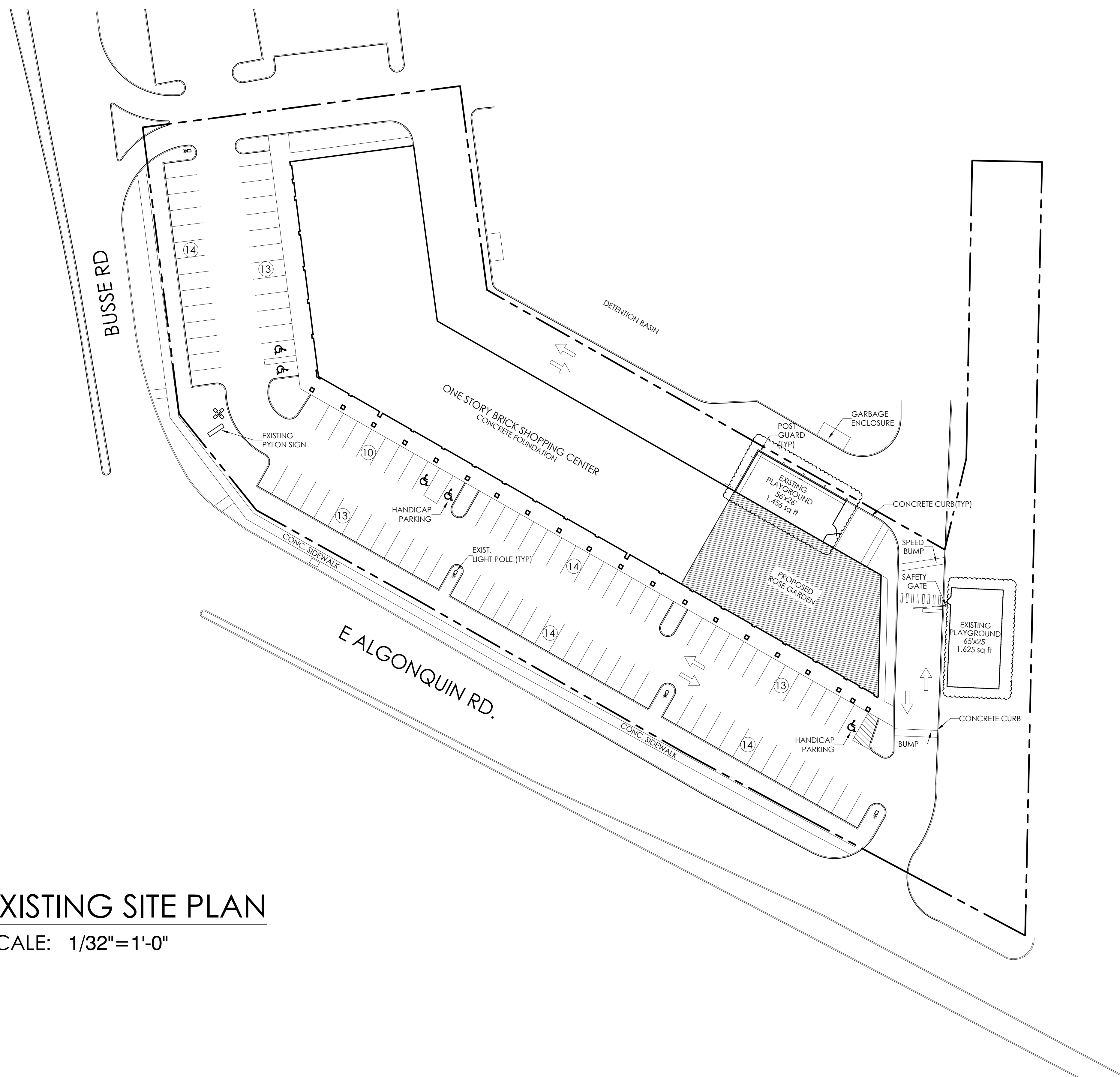
Let me know if you have any questions.

Mustafa Tahrán
Turkish American Society, Inc.



EXISTING SITE PLAN

SCALE: 1/32"=1'-0"



Rose Garden
Plaza United, 1630 W Algonquin Rd, Mt Prospect, IL 60056

SHEET #

A-2

SHEET TITLE

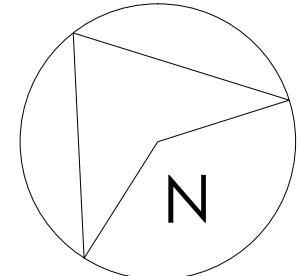
EXISTING SITE PLAN

DATE: 08-21-2023

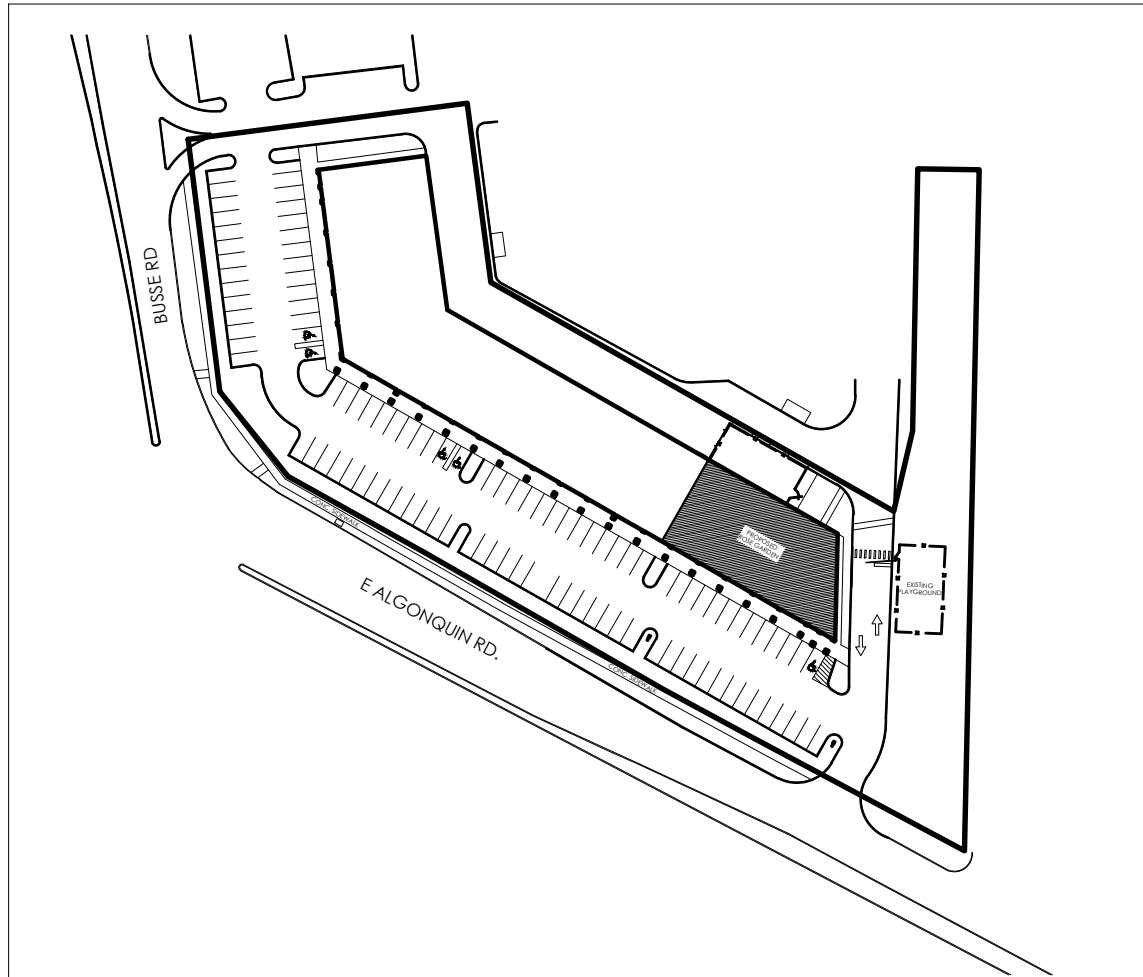
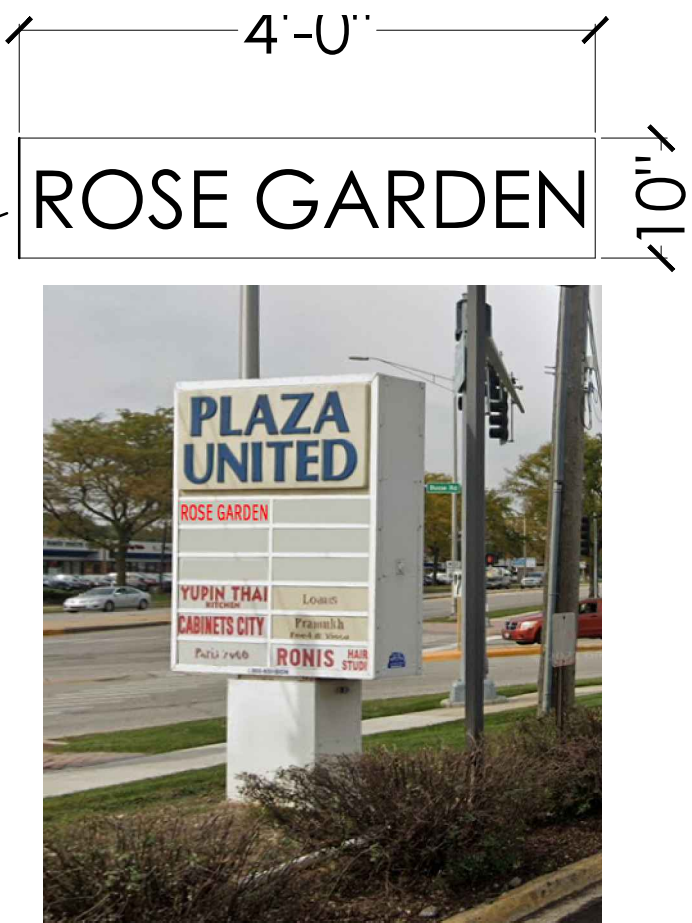
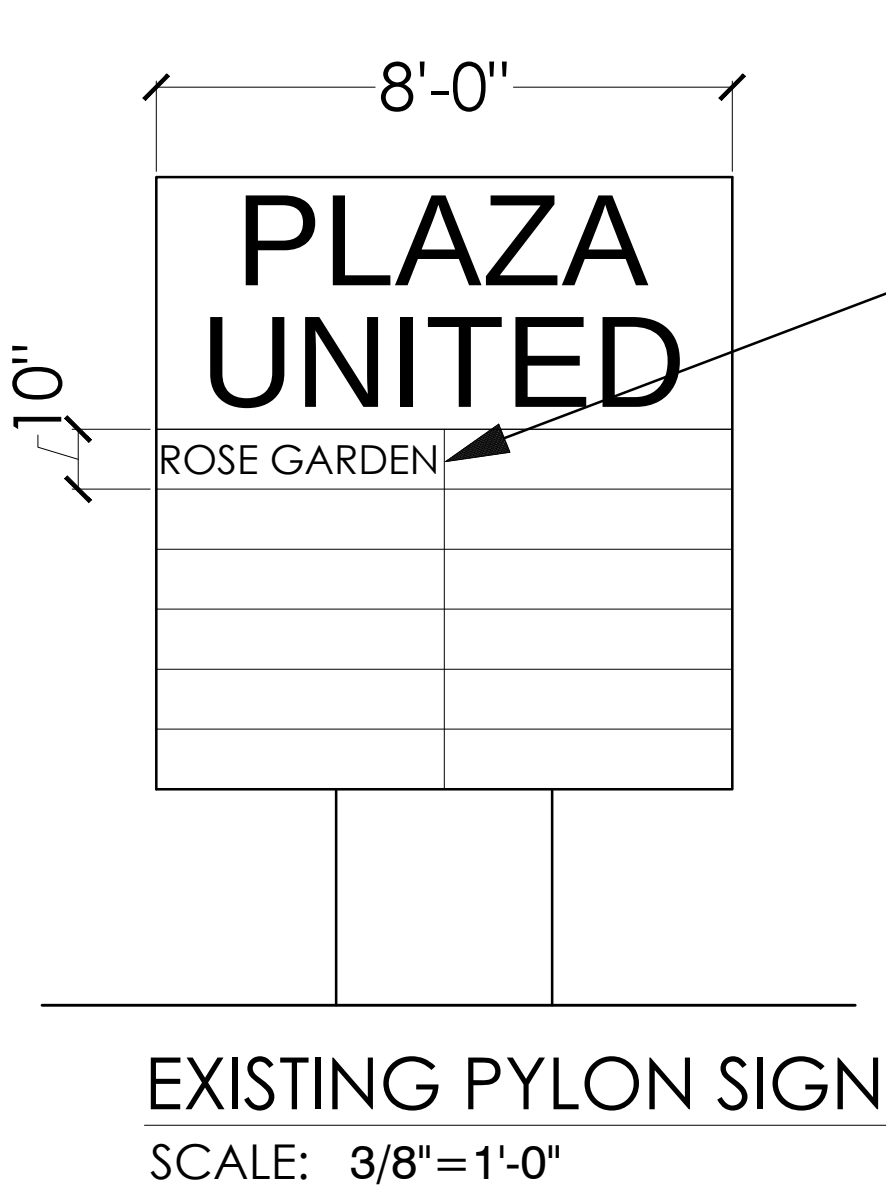
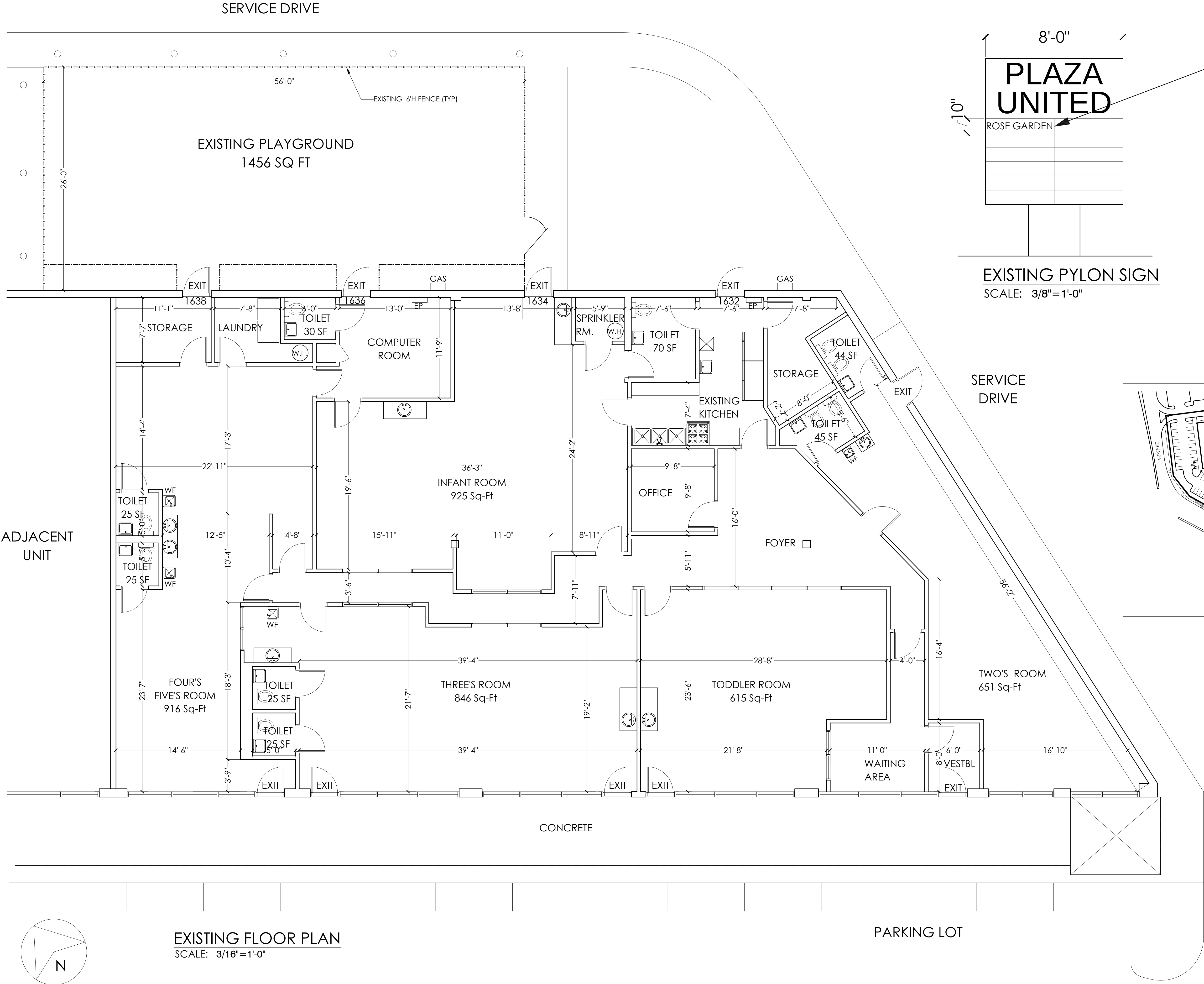
DATE: 07-09-2003

SCALE: 1/32"=1'-0"

SCALE: 1/32" = 1'-0"



EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"



Rose Garden
Plaza United, 1630 W Algonquin Rd, Mt Prospect, IL 60056

SHEET #

A-1

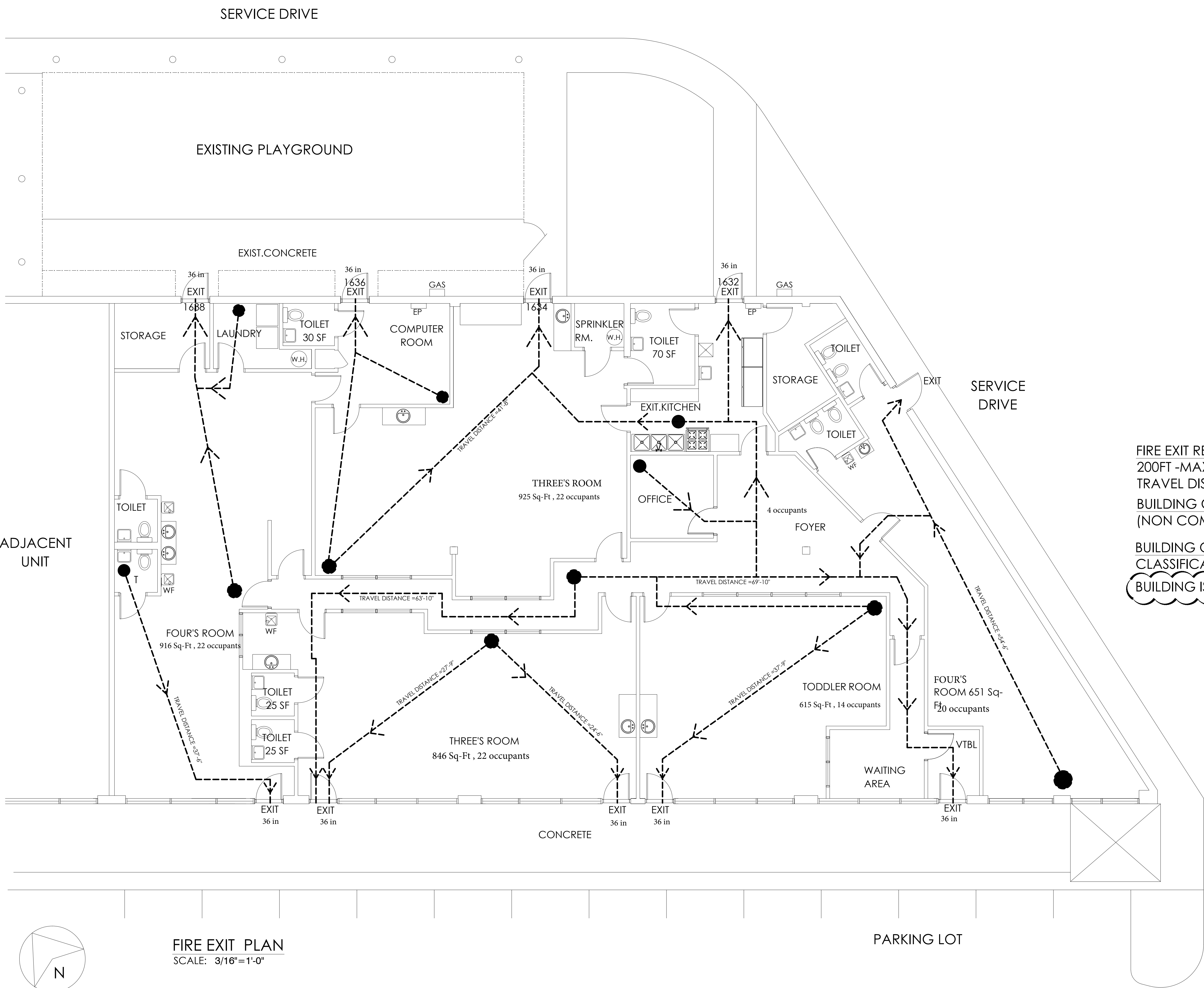
SHEET TITLE

EXISTING FLOOR PLAN

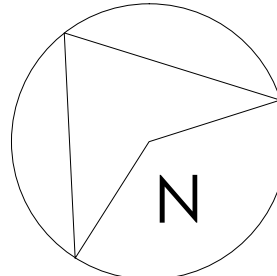
DATE: 07-18-2023

ISSUED FOR: REVIEW

SCALE: 3/16"=1'-0"



FIRE EXIT REQUIREMENTS
200FT -MAX. ALLOWANCE FOR FIRE EXIT
TRAVEL DISTANCE (69'-10" ACTUAL)
BUILDING CONSTRUCTION: II-B
(NON COMBUSTIBLE)
BUILDING OCCUPANCY:
CLASSIFICATION-B (BUSINESS)
BUILDING IS FULLY SPRINKLERED



FIRE EXIT PLAN

SCALE: 3/16"=1'-0"

Rose Garden
Plaza United, 1630 W Algonquin Rd, Mt Prospect, IL 60056

SHEET #	A-4	SHEET TITLE	FIRE EXIT PLAN	DATE: 08-21-2023
				ISSUED FOR: ZONING REVIEW
				SCALE: 3/16"= 1'-0"

	TENANT	AREA (SF)
01# & 02 vacancy	STORE #1 – 1621 Algonquin	1,200 SF
	STORE #2 – 1623	1,200 SF
3 China Garden restaurant	STORE #3 – 1625	1,380 SF
4 Barber Shop	STORE #4 – 1627	1,380 SF
5\$6 ROSATI PIZZA	STORE #5 – 1629	1,390 SF
	STORE #6 – 1660	1,990 SF
7&8 Chungkiwa resturant	STORE #7 – 1658	1,200 SF
	STORE #8 – 1656	1,200 SF
9 P and R diversity group	STORE #9 – 1654	1,200 SF
12 Thai fresh corp restaurant	STORE #10 – 1652	1,200 SF
	STORE #11 – 1650	1,200 SF
10&11 D.B.A. Cabinets city	STORE #12 – 1648	1,200 SF
	STORE #13 – 1646	1,200 SF
13 V.G. Multi service	STORE #14 – 1644	1,200 SF
14. Tobacco Shop	STORE #15 – 1642	1,200 SF
15. Lelas Hair stodio	STORE #16 – 1640	1,200 SF
16. Vacanvcy	STORE #17 – 1638	1,200 SF
	STORE #18 – 1636	1,200 SF
17 to 21 vacancy	STORE #19 – 1634	1,200 SF
	STORE #20 – 1632	1,200 SF
	STORE #21 – 1630	1,200 SF
	TOTAL LEASABLE AREA	26,540 SF



Item Cover Page

Subject	PZ-15-23 / 19 N. Emerson Street / CU: Side-Yard Setback Reduction / Planning & Zoning Commission Final (AMENDED)
Meeting	September 28, 2023 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N/A
Dollar Amount	N/A
Budget Source	N/A
Category	NEW BUSINESS
Type	Action Item

Information

The homeowner proposes to construct a second story addition above the existing attached garage, which will be a new bedroom that is approximately 200 ft.² (see attached Plans for details). A conditional use is required for the proposed second story addition as it does not meet the minimum required 5 ft. side-yard setback.

A conditional use is being requested from the following code sections:

1. Sec. 14.604: Setback reductions in all required yards. The proposed second story addition will be setback approximately 3.97 ft. from the side lot line, whereas a minimum setback of 5 ft. is required.

The standards for a conditional use are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific standards that must be met to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not be detrimental to the public health, safety, morals, comfort, or general welfare.
- The conditional use will not be injurious to the uses and property in the immediate vicinity.
- The conditional use will not impede development of surrounding properties.
- The conditional use is provided with adequate public utilities, access (roads, ingress/egress), and drainage.
- The conditional use is consistent with the Comprehensive Plan.
- The conditional use conforms to all applicable Village codes for the zoning district the subject property is located.

Per the Petitioner, the addition will serve as an additional living space desired by the homeowner. The addition will not have adverse impact on the adjacent properties nor impact the development of properties in the surrounding area. Lastly, the proposed conditional use is consistent with the Comprehensive Plan. The Petitioner has provided written responses to each of the conditional use standards of approval.

Staff agrees that the standards of approval for a conditional use have been met. Staff's findings are summarized below:

- The proposed conditional use will be consistent with the Comprehensive Plan and the development of the area as it will maintain the existing residential use. The proposed addition to the single-family residence is for the construction of a new bedroom. The proposed addition will be required to meet all other applicable Village Codes. The proposed addition is being constructed above the existing attached garage and does not create any new impervious area and does not negatively affect any drainage on the subject property or adjacent properties.

Discussion

Alternatives

1. To approve the following motion: "A conditional use per Sec. 14.604 to permit a second-story addition with a setback of 3.97 ft., whereas the minimum required is 5 ft. on the property located at 19 N. Emerson St., as shown on the plans submitted and attached to this request."
2. Action at the discretion of the Planning & Zoning Commission.

Staff Recommendation

Staff finds that the standards for conditional use have been met as the subject property will not be injurious or detrimental to the public health, safety, morals, or general welfare and will not impact the development of properties in the surrounding area. The proposed conditional use conforms with the Comprehensive Plan and all applicable Village Codes. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **approve** the following motion:

1. "A conditional use per Sec. 14.604 to permit a second-story addition with a setback of 3.97 ft., whereas the minimum required is 5 ft. on the property located at 19 N. Emerson St., as shown on the plans submitted and attached to this request."

The Planning and Zoning Commission's decision is final for this case.

Attachments

1. 1_Staff Report (AMENDED)_PZ-15-23_19 N Emerson_CU_Raymond SFR Addition
2. 2_Administrative Content_PZ-15-23_19 N Emerson_CU_Raymond SFR Addition
3. 3_Plans_PZ-15-23_19 N Emerson_CU_Raymond SFR Addition



STAFF REPORT FROM THE DEPARTMENT OF Community Development

William J. Cooney, AICP
Director of Community Development

Mo Khan
Development Planner

DATE: September 18, 2023

CASE NUMBER
PZ-15-23

PUBLIC HEARING DATE
September 28, 2023

APPLICANT/PROPERTY OWNER

JRC Design Build (Kevin Purdom) /
Jason & Sara Raymond

PROPERTY ADDRESS/LOCATION

19 N. Emerson Street

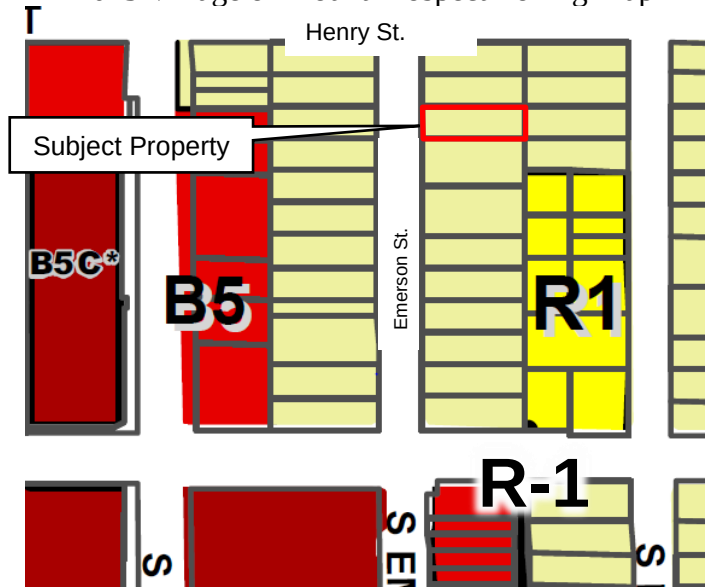
BRIEF SUMMARY OF REQUEST

The petitioner is seeking a conditional use per Sec. 14.604 regarding a setback reduction in the side-yard at 19 N. Emerson Street (Subject Property) to construct an addition that has a side-yard setback of 3.97 ft., whereas the minimum required is 5 ft.

2021 Aerial Image



2023 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-A Single Family Residential	Detached Single Family Residential	North: R-A Single Family Residential East: R-A Single Family Residential South: R-A Single Family Residential West: R-A Single Family Residential	0.18 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property was annexed into the Village in 1917 and the current improvements consist of a two-story single-family residence with an attached one-car garage, deck, patio, and shed.

The subject property is located near the southeast corner of Henry and Emerson Streets and is zoned R-A: Single-Family Residential.

PROPOSAL

The homeowner proposes to construct a second story addition above the existing attached garage, which will be a new bedroom that is approximately 200 ft.² (see attached Plans for details). A conditional use is required for the proposed second story addition as it does not meet the minimum required 5 ft. side-yard setback.

A conditional use is being requested from the following code sections:

1. Sec. 14.604: Setback reductions in all required yards. The proposed second story addition will be setback approximately 3.97 ft. from the side lot line, whereas a minimum setback of 5 ft. is required.

CONDITIONAL USE STANDARDS

The standards for a conditional use are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific standards that must be met to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not be detrimental to the public health, safety, morals, comfort, or general welfare.
- The conditional use will not be injurious to the uses and property in the immediate vicinity.
- The conditional use will not impede development of surrounding properties.
- The conditional use is provided with adequate public utilities, access (roads, ingress/egress), and drainage.
- The conditional use is consistent with the Comprehensive Plan.
- The conditional use conforms to all applicable Village codes for the zoning district the subject property is located.

Per the Petitioner, the addition will serve as an additional living space desired by the homeowner. The addition will not have adverse impact on the adjacent properties nor impact the development of properties in the surrounding area. Lastly, the proposed conditional use is consistent with the Comprehensive Plan. The Petitioner has provided written responses to each of the conditional use standards of approval.

Staff agrees that the standards of approval for a conditional use have been met. Staff's findings are summarized below:

- The proposed conditional use will be consistent with the Comprehensive Plan and the development of the area as it will maintain the existing residential use. The proposed addition to the single-family residence is for the construction of a new bedroom. The proposed addition will be required to meet all other applicable Village Codes. The proposed addition is being constructed above the existing attached garage and does not create any new impervious area and does not negatively affect any drainage on the subject property or adjacent properties.

PUBLIC COMMENTS

As of this writing, Staff has not received any public comments.

STAFF RECOMMENDATION

Staff finds that the standards for conditional use have been met as the subject property will not be injurious or detrimental to the public health, safety, morals, or general welfare and will not impact the development of properties in the surrounding area. The proposed conditional use conforms with the Comprehensive Plan and all applicable Village Codes. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **approve** the following motion:

1. "A conditional use per Sec. 14.604 to permit a second-story addition with a setback of 3.97 ft., whereas the minimum required is 5 ft. on the property located at 19 N. Emerson St., as shown on the plans submitted and attached to this request."

The Planning & Zoning Commission's decision is final for this case.

ATTACHMENTS:

ADMINISTRATIVE CONTENT

(Zoning Request Application,
Responses to Standards, etc.)

PLANS

(Plat of Survey, Site
Plan, etc.)

OTHER

(Supplemental
Information, Public
Comments
Received, etc.)

I concur:



William J. Cooney, AICP
Director of Community Development



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 15 - 23 Date of Submission: 8/17/23 Hearing Date: _____

Project Name/Address: Raymond Addition / 19 N Emerson St

I. Subject Property

Address(es): 19 N Emerson St

Zoning District (s): RA Property Area (Sq.Ft. and/or Acreage): 7726 sf

03-34-411-003-0000

Parcel Index Number(s) (PIN(s)): _____

II. Zoning Request(s) (Check all that apply)

☒ Conditional Use: For 1-0 bumpout located at 3.97' where 5-0 is required

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

We are asking to build a new bedroom addition over the existing non-conforming garage that bumps out

1-0 past existing wall and will then be 3.97' feet from sideyard setback where 5-0 is required. This bump out shall match the size and style of the existing bump out on the other side of the house.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Kevin Purdom Corporation: JRC Design Build

Address: 1275 E Davis St

City, State, ZIP Code: Arlington Heights IL 60005

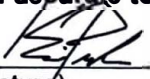
Phone: 847-255-2322 Email: kevinjrcdb@gmail.com

Interest in Property: Architect / GC
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name:	Jason and Sara Raymond Corporation:
Address:	19 N Emerson St
City, State, ZIP Code:	Mt Prospect, IL 60056
Phone:	847-790-6182 Email: sara.roggi@comcast.net

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant:  Date: 08-15-2023
 (Signature) Kevin Purdom
 (Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner:  Date: 8/15/23
 (Signature) Jason Raymond
 (Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, Kevin Purdom, under oath, state that I am
(print name)

- ☐ the sole owner of the property
☐ an owner of the property
☒ an authorized officer for the owner of the property

commonly described as 19 N emerson
(property address and PIN) 03-34-411-003-0000

and that such property is owned by Sara and Jason Raymond as of this date.
(print name)


Signature

Subscribed and sworn to before

me this 14 day of
August, 2023.


Notary Public



UNOFFICIAL COPY

620547 1/2

QUIT CLAIM DEED-JOINT TENANCY

Statutory (Illinois)

(Individual to Individual)

CAUTION. Consult a lawyer before using or acting under this form.

Neither the publisher nor the seller of this form makes any warranty with respect (thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S):

Jason P. Raymond, married to Sara Raymond
and Mark T. Raymond, unmarried

of the City of ~~Mt Prospect~~ County of Cook
State of Illinois for the consideration of

\$10.00 DOLLARS,

and other **good and** valuable considerations

Ten dollars and no/100 _____ in hand paid,

CONVEY(S) - and QUIT CLAIM(S) To

JASON P RAYMOND AND SARA RAYMOND

(Name and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the
following described Real Estate situated in COOK Above space for Recorder's Use Only
County, Illinois, commonly known as 19 N EMERSON STREET
(Street Address)

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
830-889-4000

SEE ATTACHED



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 03-34-411-003-0000

Address(es) of Real Estate: 19 N EMERSON STREET MOUNT PROSPECT IL 60056

DATED this: 25th day of October 20 10

Please Print or type below

(SEAL) JASON P RAYMOND (SEAL) SARA RAYMOND

(SEAL) MARK T RAYMOND (SEAL)

Names below signature

UNOFFICIAL COPY

I, Kristi J Ryan, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JASON P RAYMOND, SARA RAYMOND personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of Oct, 2010

Commission Expires: _____

Kristi J Ryan
Notary Public

This instrument prepared by:

JASON P RAYMOND

19 N EMERSON STREET

MOUNT PROSPECT IL 60056



Send Subsequent Tax Bills To & Return To:

JASON P RAYMOND

19 N EMERSON STREET

MOUNT PROSPECT IL 60056

"EXEMPT" UNDER PROVISIONS OF THE PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

10/25/10
DATE

Kristi J Ryan
Buyer, Seller or Representative

UNOFFICIAL COPY

I, URSULA MARCZUK, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MARK T RAYMOND personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of OCT, 2010

Commission Expires: 02-21-13

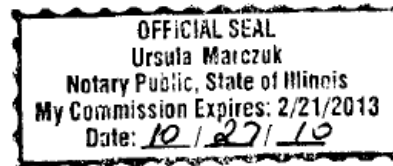
[Signature]
Notary Public

This instrument prepared by:

JASON P RAYMOND

19 N EMERSON STREET

MOUNT PROSPECT IL 60056



Send Subsequent Tax Bills To & Return To:

JASON P RAYMOND

19 N EMERSON STREET

MOUNT PROSPECT IL 60056

"EXEMPT" UNDER PROVISIONS OF THE PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

10/25/10
DATE

[Signature]
Buyer, Seller or Representative

UNOFFICIAL COPY

QUIT CLAIM DEED

SAVANNAH TITLE

Legal Description: Lot 91 in Laudermilk Villa, being a Subdivision in the Southeast 1/4 of Section 34, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

PIN 03-34-411-003-0000

Property Address: 19 N EMERSON ST
MT PROSPECT IL 60056

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 10/25/10

SIGNATURE

Plana Porawek
Grantor or Agent

Subscribed and sworn to before
me by the said

this 25 (th) day of Oct, 2010

Notary Public

Kristi J Ryan



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 10/25/10

SIGNATURE

Plana Porawek
Grantee or Agent

Subscribed and sworn to before
me by the said

this 25 (th) day of Oct, 2010

Notary Public

Kristi J Ryan



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

TOTAL PAYMENT DUE

\$ 4,052.33

By 04/03/23 (on time)

2022 First Installment Property Tax Bill

Property Index Number (PIN) 03-34-411-003-0000 Volume 235 Code 38020 Tax Year (Payable In) 2022 2023 Township WHEELING Classification 2-05

IF PAYING AFTER
04/03/23, PLEASE PAY

04/04/23 - 05/01/23
\$4,113.11

OR

05/02/23 - 06/01/23
\$4,173.89

OR

06/02/23 - 07/01/23
\$4,234.67

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$1,080,667	\$7,960,421	-\$824,317	110.36%
Metro Water Reclamation Dist of Chicago	\$3,327,854,000	\$3,020,080,000	\$1,168,985,000	61.29%
Mt Prospect Park District	\$18,433,548	\$33,278,233	\$388,084	98.83%
Harper Coll Comm College 512 (Palatine)	\$385,967,009	\$71,570,388	\$71,570,388	0.00%
Township HS District 214 (Arlington Hts)	\$174,084,349	\$270,533,348	-\$10,941,244	104.04%
Mount Prospect Public School District 57	\$3,205,837	\$30,039,042	\$13,700,095	54.39%
Village of Mount Prospect	\$168,137,977	\$365,344,346	\$99,691,444	72.71%
Town of Wheeling	\$12,813	\$5,287,671	\$0	100.00%
Cook County Forest Preserve District	\$233,103,051	\$540,107,634	\$328,420,280	39.19%
County of Cook	\$8,019,310,814	\$29,739,673,504	\$17,090,063,066	42.53%
Total	\$12,331,190,065	\$34,083,874,587	\$18,761,052,796	

PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card

TAX CALCULATOR

2021 TOTAL TAX		7,367.87
2022 ESTIMATE	X	55%
2022 TOTAL TAX	=	4,052.33

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

IMPORTANT MESSAGES

PROPERTY LOCATION

19 N EMERSON ST
MOUNT PROSPECT IL 60056

MAILING ADDRESS

JASON & MARK RAYMOND
19 N EMERSON
MT PROSPECT IL 60056-2505

TOTAL PAYMENT DUE

\$ 4,052.33

By 04/03/23 (on time)

If paying later, refer to amounts above.

IMPORTANT PAYMENT MESSAGES

This tax bill has been identified to be paid by a bank/mortgage company. Verify by contacting your lender. Do not double-pay this bill.

Property Index Number (PIN)
03-34-411-003-0000

TILA
Volume
235

Amount Paid

\$

Include name, PIN, address, phone and email on check payable to "Cook County Treasurer."

SN 0020220100 RTN 500001075 AN (see PIN) TC 008922

Internal use only

00202201000033441100300001008922400004052339000041131150000417389300004234670

20 03-34-411-003-0000 0 22 0 0218051 MAIN1-706-207057



JASON & MARK RAYMOND
OR CURRENT OWNER
19 N EMERSON
MT PROSPECT IL 60056-2505



COOK COUNTY TREASURER
PO BOX 805436
CHICAGO, IL 60680-4155



03344110030000/0/22/E/0000485233/1

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property: **\$32,668**

Property Value: **\$270,220**

Total Debt % Attributed to Your Property Value: **12.1%**

To see the 20-Year History of Your Property Taxes, [click here](#).

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2021 value.

[See Details Here](#)

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-34-411-003-0000**

[BEGIN A NEW SEARCH](#)

Scroll down for more information.



[Incorrect Image? Click Here.](#)

Property Location:
19 N EMERSON ST
MOUNT PROSPECT, IL 60056-2505
Volume: 235

Mailing Information:
JASON & MARK RAYMOND
19 N EMERSON
MT PROSPECT, IL 60056-2505
[Update Your Information](#)

Are Your Taxes Paid?

Tax Year 2021 (billed in 2022) Total Amount Billed: \$7,367.87

1st INSTALLMENT - Tax Year 2021

Original Billed Amount: \$4,006.16
Due Date: 03/01/2022
Tax: \$0.00
Interest: \$0.00
Current Amount Due: \$0.00

2nd INSTALLMENT - Tax Year 2021

Original Billed Amount: \$3,361.71
Due Date: 12/30/2022
Tax: \$0.00
Interest: \$0.00
Current Amount Due: \$0.00

Total Amount Due: **\$0.00**

[Expand Payment Details ▼](#)

Tax Year 2022 (billed in 2023) Total Amount Billed: \$4,052.33**1st INSTALLMENT - Tax Year 2022**

Original Billed Amount: \$4,052.33
Due Date: 04/03/2023
Tax: \$0.00
Interest: \$0.00
Current Amount Due: \$0.00

Total Amount Due: **\$0.00**[Expand Payment Details ▼](#)**About payments:**

- Payments are recorded the date they are received. They appear on the website about three business days later.
- The current amount due is as of Tuesday, August 15, 2023. Questions about payments? [Contact Us](#).
- To find out if taxes for this PIN were sold or are delinquent for Tax Year 2020 and earlier, search the [Cook County Clerk's](#) records.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

 [Tax Year 2021 Second Installment](#) Due Friday, December 30, 2022

 [Tax Year 2022 First Installment](#) Due Monday, April 3, 2023

Stop receiving your tax bill by mail.

 [Sign up for eBilling to receive future tax bills via email.](#)

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

Type	2021	2020	2019	2018
Homeowner Exemption:	YES	YES	YES	YES
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO

Standards

Conditional Use - No conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or==
endanger the public health, safety, morals, comfort, or general welfare;
Response: The new bumpout will act exactly as the existing bumpout on other side of the house which meets this requirement.
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate==
vicinity for the purposes already permitted, nor substantially diminish and impair property values within==
the neighborhood in which it is to be located;
Response: This is true as it will not encroach on any neighboring lots or impair any values. I will make the house's new addition look more cohesive as opposed to just a new addition added to existing.
3. That the establishment of the conditional use will not impede the normal and orderly development and==
improvement of the surrounding property for uses permitted in the district;
Response: This is true since the addition will be used residentially and not impact any further orderly development.
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be==
provided;
Response: These requirements will be met for the entirety of the project including the conditional use.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to==
minimize traffic congestion in the public streets;
Response: No impact on pubic streets or traffic will be involved in this project.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for==
the Village; and
Response: The addition will be designed to conform with all goals of comprehensive plan.
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in==
which it is located, except as such regulations may, in each instance, be modified pursuant to the==
recommendations of the Planning & Zoning Commission.
Response: All other code and zoning requirements will be met other than the requested encroachment into the side yard setback.



Kevin Purdom 08-17-2023

S-T-R 34-42-11
Project Number 11149-0
Client John O'Brien, Att'y
Book-Page Number 243-09
Date of Field Work 09/15/05
Drawn by PJD

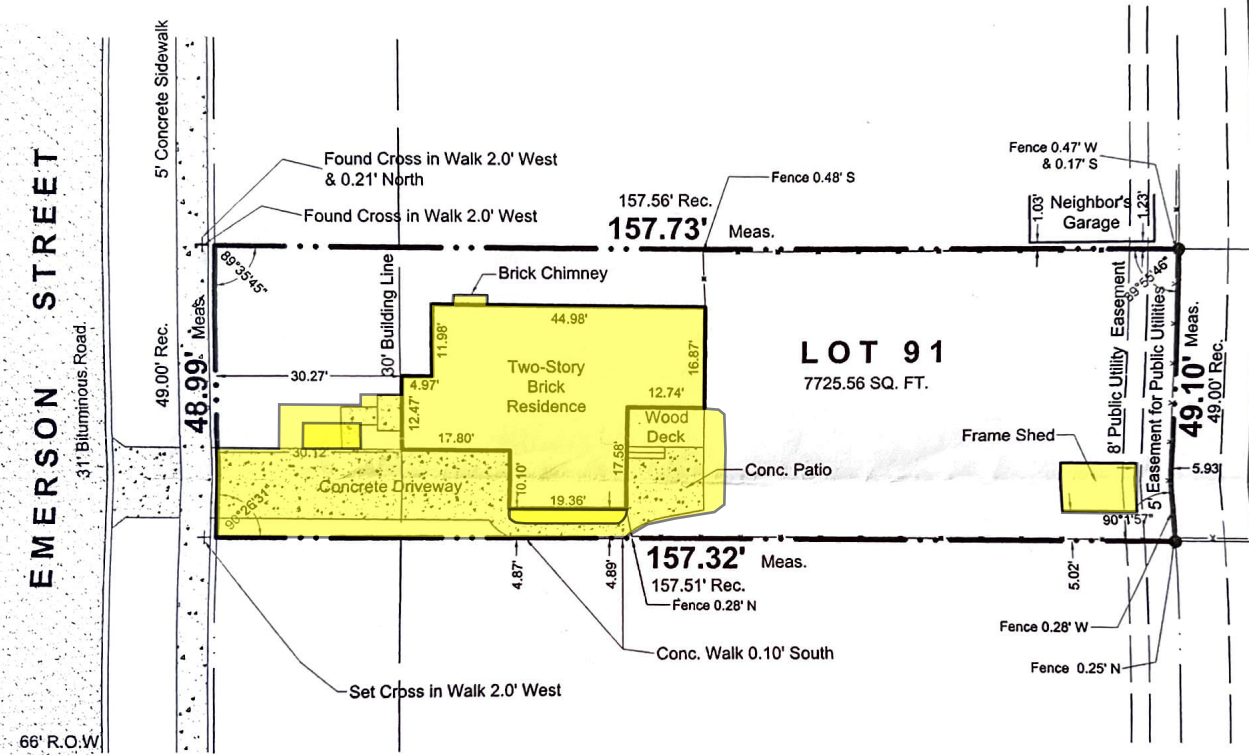
Plat of Survey



LOT 91 IN LAUDERMILK VILLA, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

19 N. EMERSON STREET, MT. PROSPECT, ILLINOIS.

Scale: 1" = 20'



LEGEND

- SET IRON PIPE
- FOUND IRON PIPE
- ✚ CROSS IN CONCRETE
- MONUMENT
- X— WOOD FENCE
- CHAIN LINK FENCE
- Meas. MEASURED DISTANCE
- Rec. RECORDED DISTANCE
- R.O.W. RIGHT OF WAY

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.



**BARRINGTON
ENGINEERING
CONSULTANTS, LTD.**
CIVIL ENGINEERING & LAND SURVEYING

215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010
PHONE: 847.382.6337 • FAX: 847.382.6366
REGISTRATION NUMBER: 184-002883

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE: 09/30/05

BY: *Anthony E. Bianchin*
ANTHONY E. BIANCHIN, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003603

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/06



PROJECT DATA

PROJECT LOCATION:	19 N EMERSON ST
ZONING DISTRICT:	RA
LOT AREA:	7,663 SF
PIN:	03-24-411-003-0000
MAX LOT COVERAGE:(50%)	3,831 SF
PROPOSED LOT COVERAGE:	1,287 SF
MAX FAR: .5	3,831 SF
PROPOSED FAR:	2,334 SF
MAX IMPERVIOUS COVERAGE (50%)	3,831 SF
PROPOSED IMPERVIOUS COVERAGE:	1,863 SF
MAX BUILDING HEIGHT:	35'-0"
PROPOSED BUILDING HEIGHT:	EX TO REMAIN
LOCATION AREAS:	
FIRST FLOOR GARAGE	1,047 SF
EX SECOND FLOOR	201 SF
NEW SECOND FLOOR	1,087 SF
	200 SF
TOTAL SQUARE FOOTAGE:	2,334 SF

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	
	60# PLF OR ACTUAL LOAD
	20 PSF WIND 0'-20' HEIGHT
	25 PSF WIND 21'-29' HEIGHT
	30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	
	115 MPH
	3 SECOND GUST
	& 89 NOMINAL
ROOF	
	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	
	30# LL - 15# DL (ALL SLOPES)
EXT DECK	
	40# LL - 10# DL
EXT BALCONY	
	40# LL - 10# DL
STAIRS	
	40# LL + 300#
	CONCENTRATED LOAD
GUARD & HANDRAILS	
	200# LL AT ANY DIRECTION
	APPLIED AT THE TOP
FROST DEPTH	
	42" (3'-6")
STRUCTURAL FRAMING LUMBER	
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)	
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875	
SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM	
PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER	
MANUFACTURER - TRUS-JOIST	
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM	

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:
2021 INTERNATIONAL RESIDENTIAL CODE
IL ENERGY CONSERVATION CODE VIEW AMENDMENTS (PDF)
2021 MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
ILLINOIS STATE PLUMBING CODE
-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

PROJECT SCOPE OF WORK

PROPOSAL
THE PROPOSAL FOR THE FOLLOWING:
DESIGN BUILD A 11-6" X 25' BEDROOM ADDITION PER SKETCH

ABBREVIATIONS

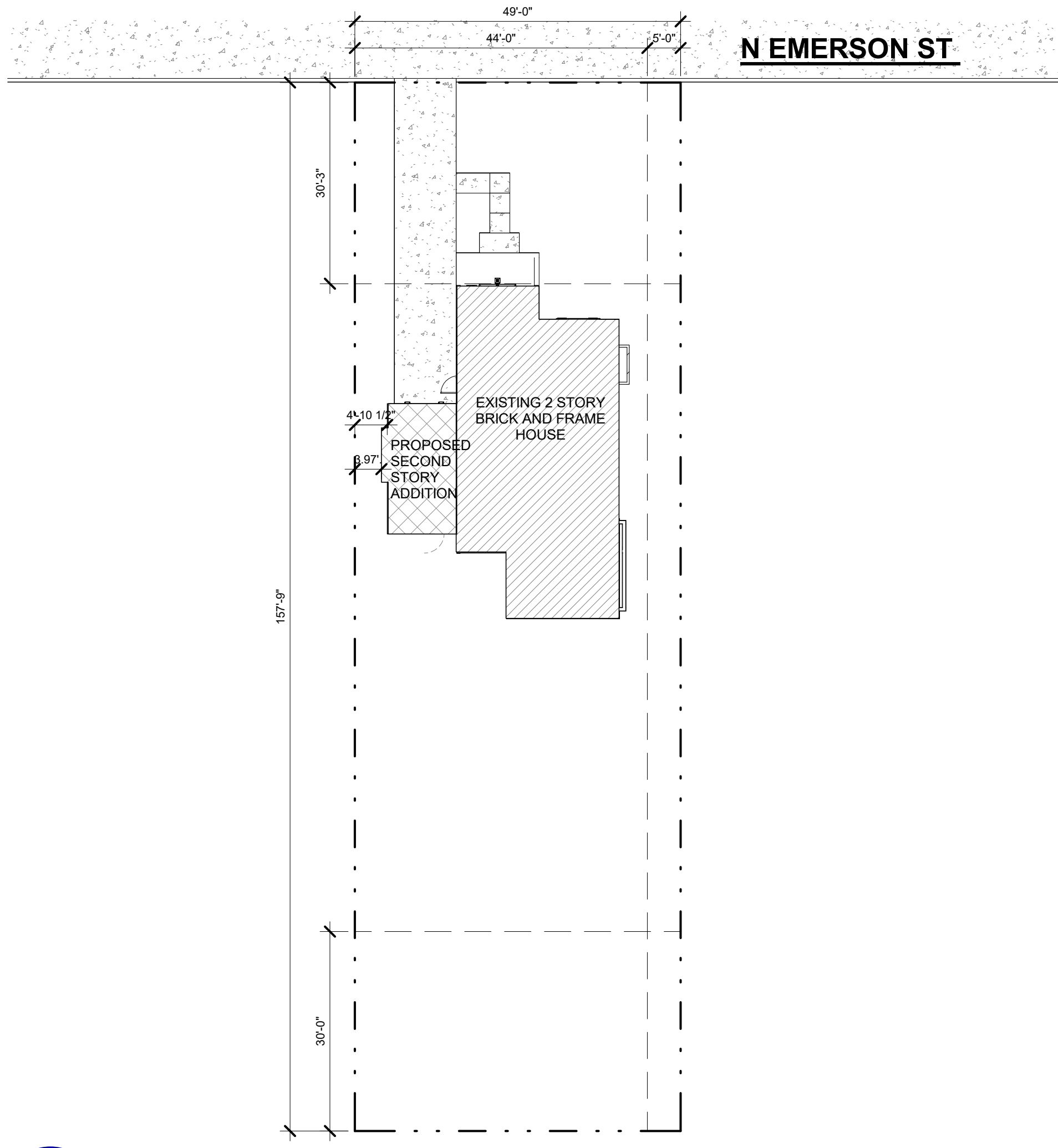
A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LAV.	LIVE LOAD
ADJ.	ADJUSTABLE	LL	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	LP	LOW POINT
ALUM.	ALUMINUM	MAX.	MAXIMUM
ALT.	ALTERNATE	MC	MEDICINE CABINET
A.P.	ACCESS PANEL	MECH	MECHANICAL
APPROX.	APPROXIMATE	MED	MEDIUM
ARCH.	ARCHITECTURAL	MIN	MINIMUM
@	AT	MISC	MISCELLANEOUS
BD	BOARD	ML	MICROLAM
BI	BUILT-IN	MO	MASONRY OPENING
BLDG	BUILDING	MRBL	MARBLE
BOT.	BOTTOM	MTL	METAL
B/	BOTTOM OF	MW	MICROWAVE
BRG.	BEARING	NIC	NOT IN CONTRACT
BRG. PL.	BEARING PLATE	NO	NUMBER
B.U.R.	BUILT UP ROOFING	NOM	NOMINAL
CRPT	CARPET	NTS	NOT TO SCALE
CABT	CABINET	O	OVEN
C.I.	CAST IRON	OA	OVERALL
C.J.	CEILING JOISTS	OC	ON CENTER
C.J.T.	CONSTRUCTION JOINTS	OPP	OPPOSITE
CL	CENTERLINE	OPT.	OPTIONAL
CLG.	CEILING	PERF.	PERFORATED
CL.	CLOSET	PL	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P LAM	PLASTIC LAMINATE
C. O	CASED OPENING	PLYWD	PLYWOOD
COL.	COLUMN	PSF	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONST.	CONSTRUCTION	PVC	POLYVINYLCHLORIDE
CONT.	CONTINUOUS	QT	QUARRY TILE
C.T.	CERAMIC TILE	R	RADIUS
C.W.	COLD WATER	RD	ROOF DRAIN
DEMO.	DEMOLITION	R & S	ROD AND SHELF
DIA.	DIAMETER	REC	RECESSED
DIAG.	DIAGONAL	REF	REFRIGERATOR
DIM.	DIMENSION	REG	REGULAR
DISP.	DISPOSAL	REINF	REINFORCE
DIV.	DIVISION	RM	ROOM
DL	DEAD LOAD	RO	ROUGH OPENING
DN.	DOWN	RR	ROOF RAFTERS
DWGS.	DRAWINGS	SECT	SECTION
D.S.	DOWNSPOUT	SHLV	SHELVES
D.W.	DISHWASHER	SHT	SHEET
EA.	EACH	SHWR	SHOWER
EX.	EXISTING	SHTG	SHEATHING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SIM	SIMILAR
EQ	EQUAL	SL	SLIDING
EXP.	EXPANSION	SPEC	SPECIFICATION
ELECT.	ELECTRICAL	SQ	SQUARE
ELEV.ELEVATION		SF	SQUARE FOOT
EQUIP.	EQUIPMENT	SS	SANITARY SUMP
EQUIV.	EQUIVALENT	STD	STANDARD
E.W	EACH WAY	STL	STEEL
F	FURNACE	STOR	STORAGE
FD	FLOOR DRAIN	STRUCT	STRUCTURE
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FF	FINISH FLOOR	T & B	TOP AND BOTTOM
FIN.	FINISH	T/	TOP OF
FIXT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	T & G	TONGUE AND GROOVE
FLSHG	FLASHING	THK	THICK
FDN	FOUNDATION	TJI	TRUST JOIST
FO	FACE OF	TOP	TOP OF PLATE
FS	FOOTING SUMP	TV	TELEVISION
FTG	FOOTING	TYP	TYPICAL
FURN	FURNACE	UC	UNDER COUNTER
GA	GAUGE	UON	UNLESS OTHERWISE NOTED
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GFI	GROUND FAULT INTERRUPT	VERT	VERTICAL
GLU-LAM	GLUE LAMINATED BEAM	VIF	VERIFY IN FIELD
GYP.	GYPSUM	W/	WITH
HD	HEAD	WC	WATER CLOSET
HDR	HEADER	WIC	WALK IN CLOSET
HT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WDO	WINDOW
HORZ	HORIZONTAL	WH	WATER HEATER
HP	HIGH POINT	W/O	WITHOUT
HTG	HEATING	WP	WATERPROOF
HVAC	HEATING VENTILATE AIR CONDITIONING	WT	WEIGHT
INT.	INTERIOR	WWF	WELDED WIRE FABRIC

SITE PLAN NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE CURB LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.
20. MAINTAIN EXISTING DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITTEE.
21. RESTORE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS. CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N/R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS. ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM. ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.
8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
9. AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.
10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR
11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.



1 SITE PLAN - EXISTING
A0 1/16" = 1'-0"

SITE SETBACKS (RA)

	REQUIRED	PROPOSED
FRONTYARD	30'-0"	EX TO REMAIN
INTERIOR SIDEYARD	5'-0"	EX TO REMAIN
INTERIOR SIDEYARD	5'-0"	3.97'
REARYARD	25'-0"	EX TO REMAIN
HEIGHT	MAX 35'-0"	EX TO REMAIN

SITE PLAN LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
— E —	ELECTRIC SERVICE
— G —	GAS SERVICE
— (— (—	STORM SEWER
— < — <	SANITARY SEWER
— W —	WATER SERVICE
— X —	FENCE

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WTHRNG	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TG- HEAVY	-4	YES	NOV 6 2000	2000	47.6

SHEET INDEX - ARCHITECTURAL		
3D	3D VIEWS	1- 08/02/2023
A0	COVER SHEET	1- 08/02/2023
A1	SECOND FLOOR PLAN	1- 08/02/2023
A2	ROOF PLAN & STAIR DETAILS	1- 08/02/2023
A3	ELEVATIONS	1- 08/02/2023
A4	SPECIFICATIONS	1- 08/02/2023
A5	WALL SECTIONS/DETAILS	1- 08/02/2023



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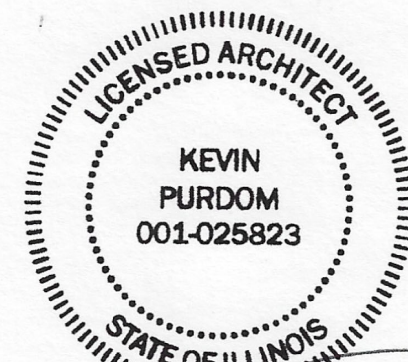
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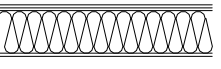
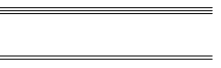
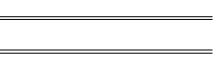
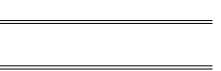
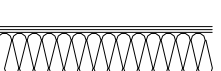
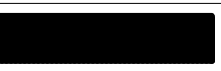
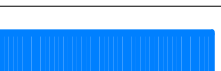
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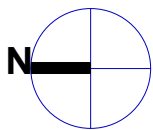
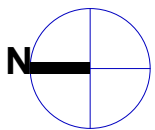
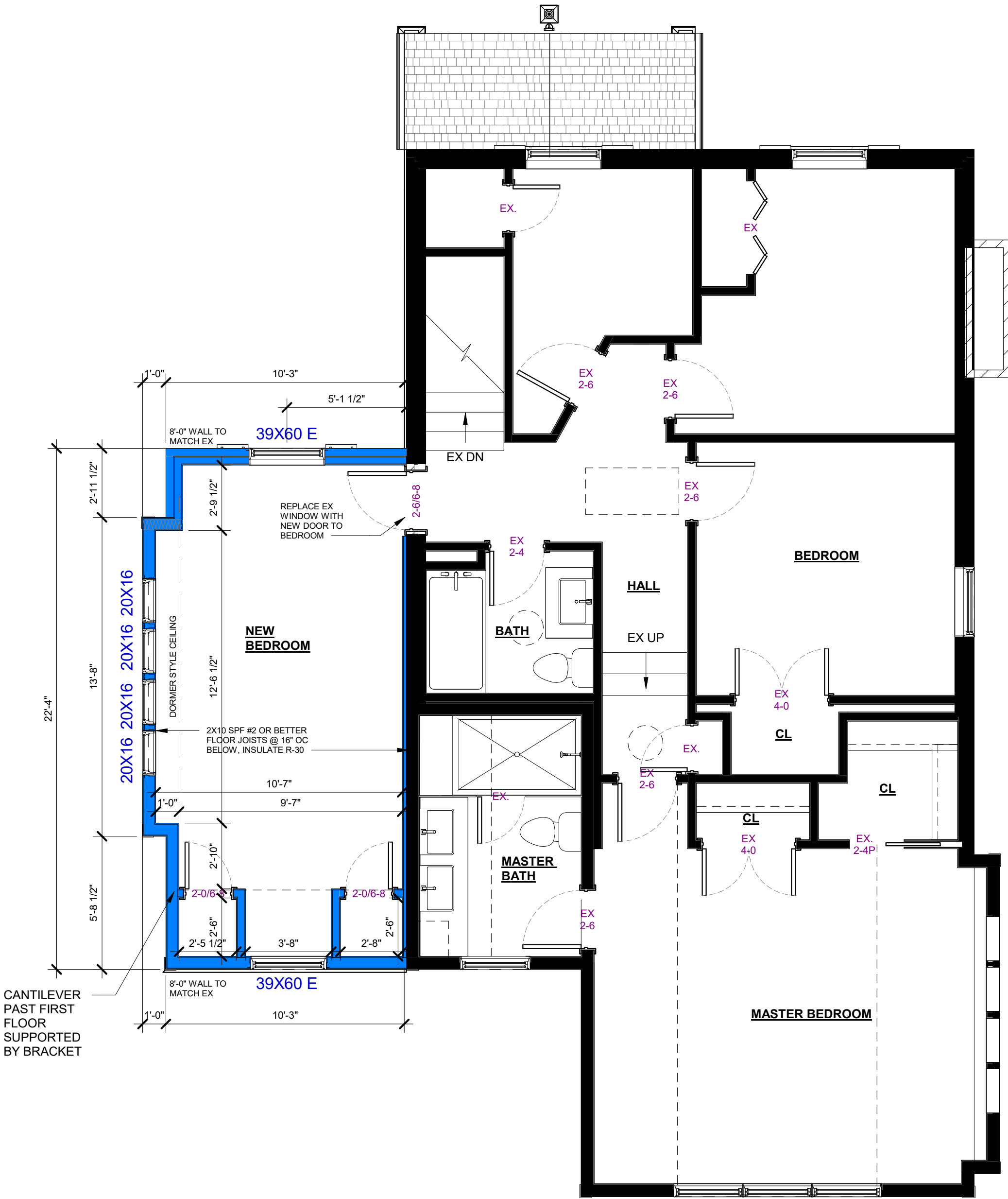
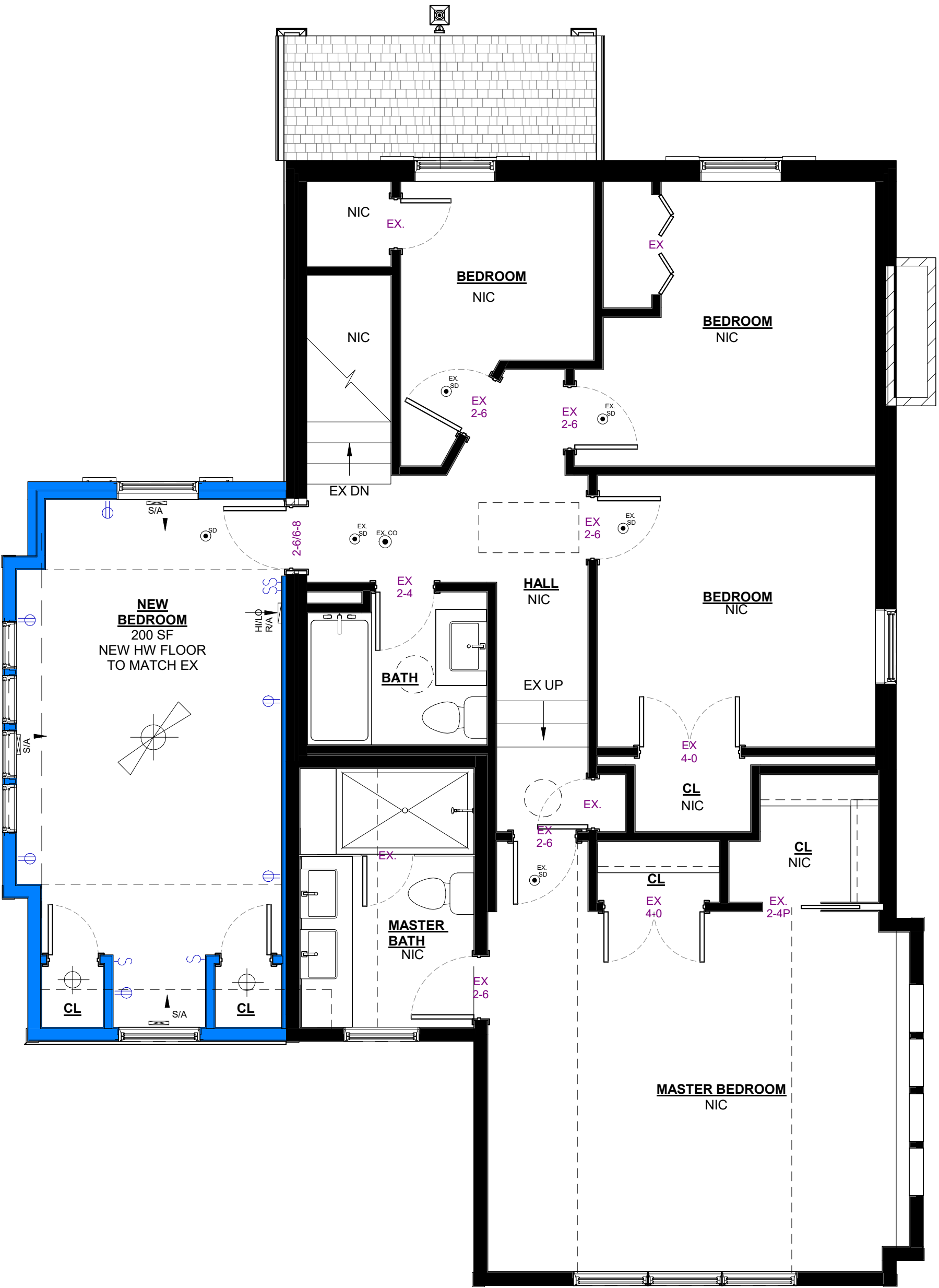
SHEET TITLE
COVER SHEET

SHEET NUMBER

A0

WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-21] CAVITY INSULATION
EXTERIOR (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-21] CAVITY INSULATION
EXISTING WALLS	---	---		
NEW CONSTRUCTION	---	---		



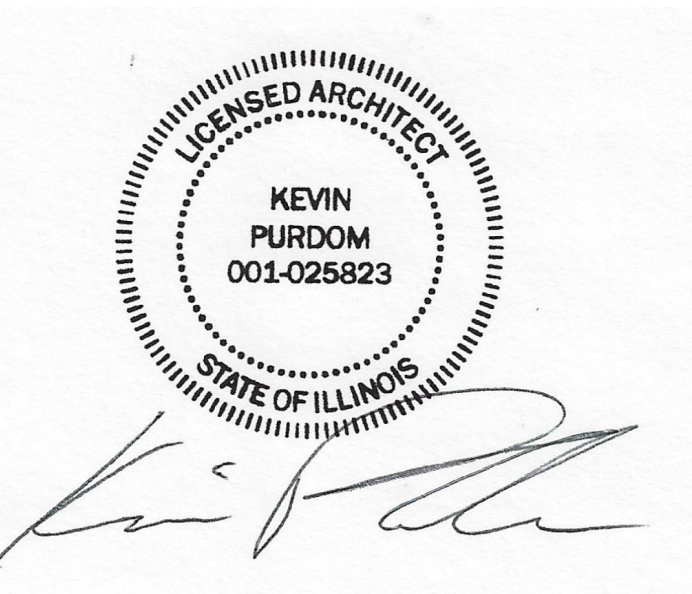
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SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER

A1

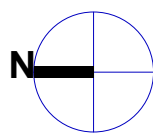
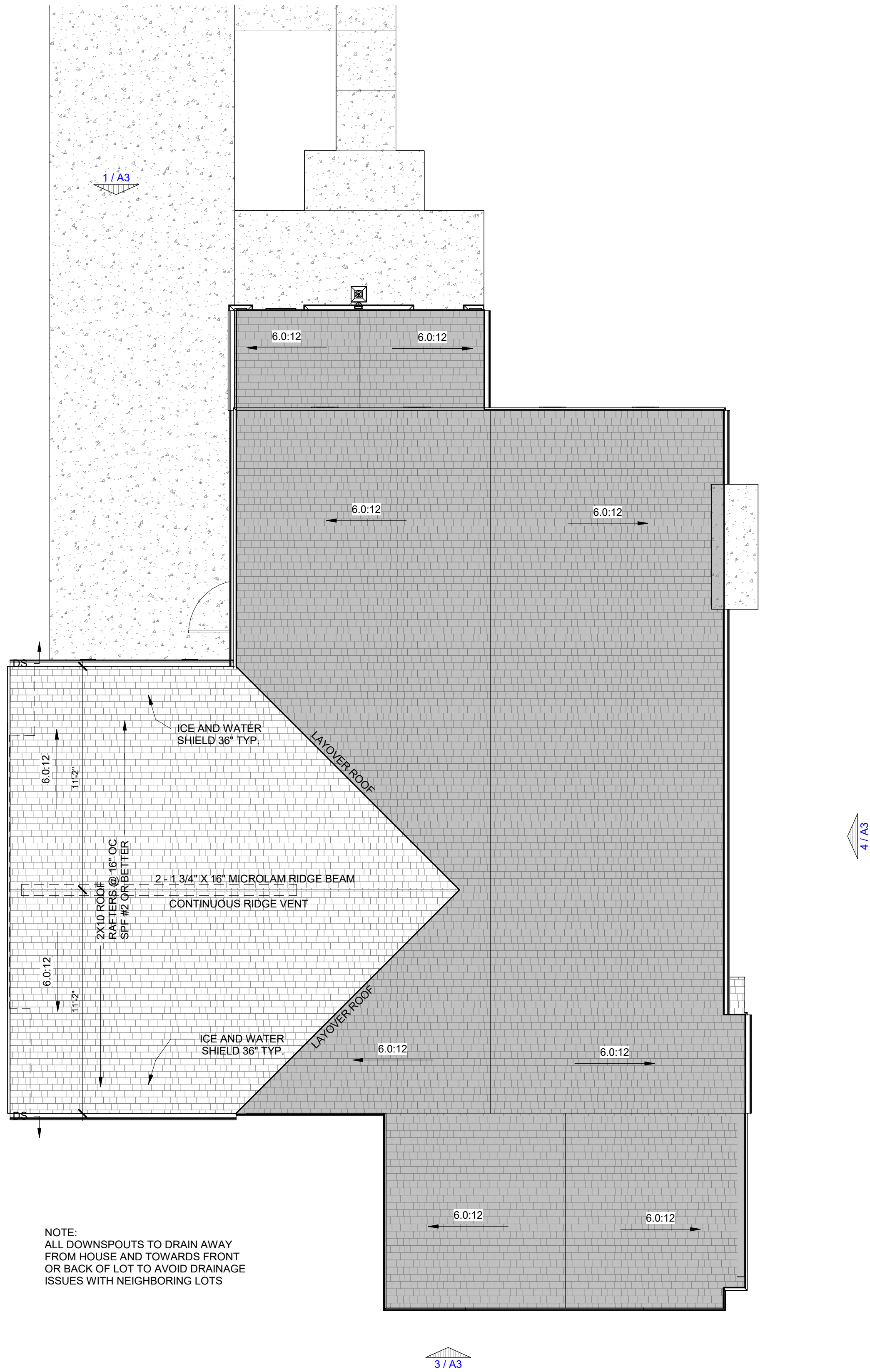


1
A2
EXISTING ELEVATIONS
1/8" = 1'-0"

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWE THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUIDLING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

2
A2
ROOF PLAN
1/4" = 1'-0"



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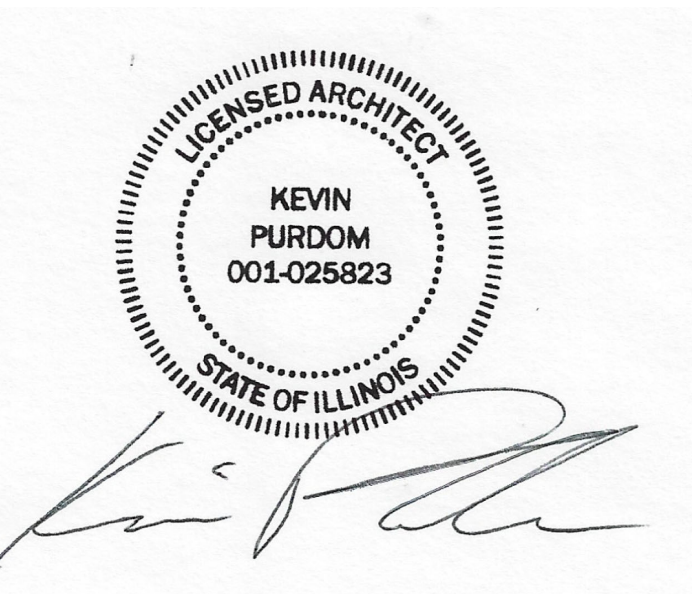
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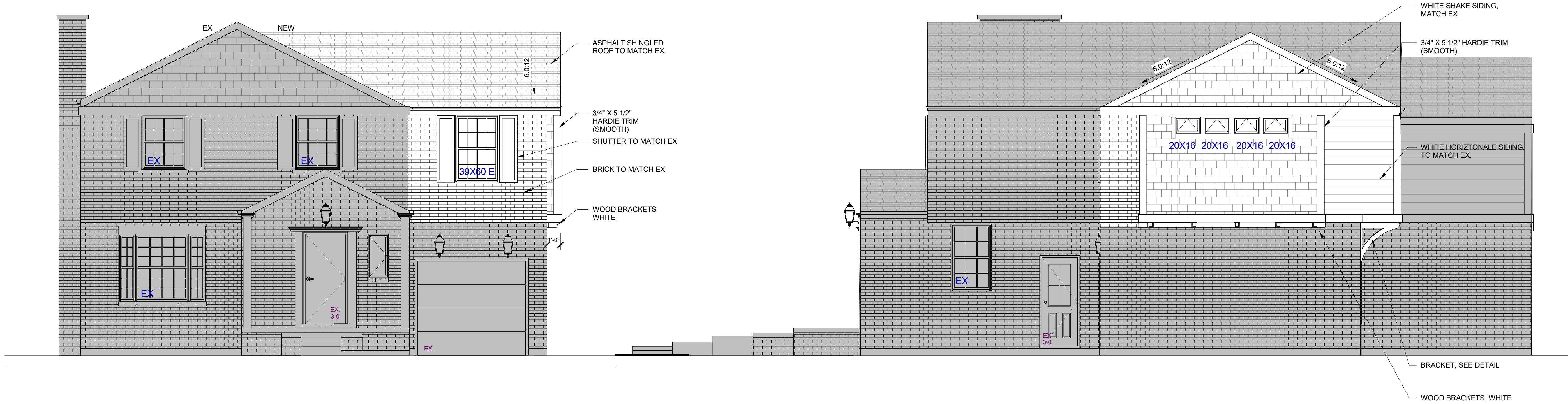
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ROOF PLAN & STAIR DETAILS

SHEET NUMBER

A2

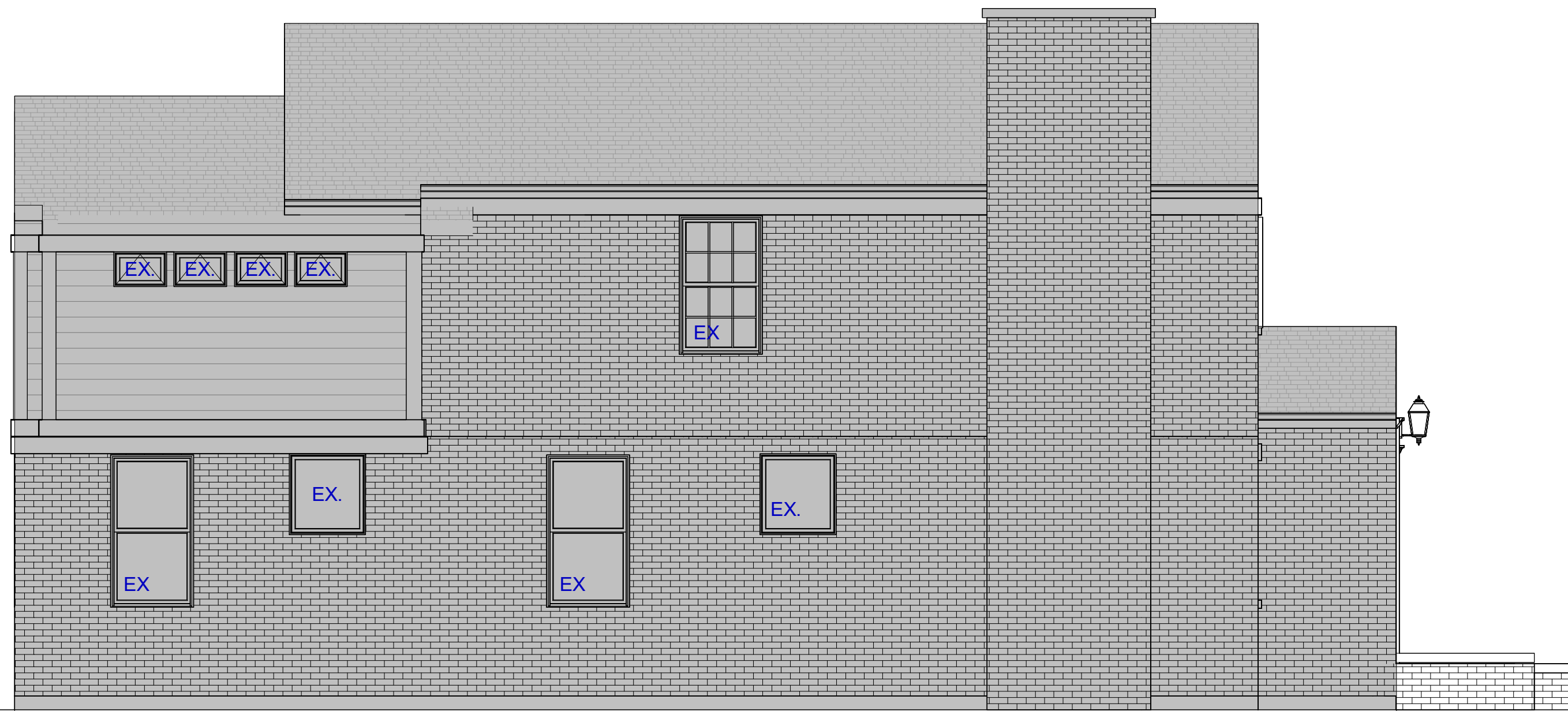


1 WEST ELEVATION - FRONT
A3 1/4" = 1'-0"

2 SOUTH ELEVATION - SIDE
A3 1/4" = 1'-0"



3 EAST ELEVATION - BACK
A3 1/4" = 1'-0"



4 NORTH ELEVATION - SIDE
A3 1/4" = 1'-0"

ELEVATION MATERIALS							
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ LAP SIDING [MATCH EX] WHITE		TRIM AND FASCIA		TRIM [MATCH EX]	
SIDING (2)		BRICK [MATCH EX]		SOFFIT AND FASCIA		ALUMINUM - VENTED [MATCH EX]	
SIDING (3)		SHAKE SIDING [MATCH EX] WHITE		WINDOWS		FIBERGLASS [MATCH EX] WHITE	
ROOFING (1)		ASPHALT SHINGLES [MATCH EX]		GUTTERS, DOWNSPOUTS		ALUMINUM [MATCH EX]	

- WINDOW NOTES:**
- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
 - GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
 - BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS
 - WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
 - FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
 - ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
 - ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
E = EGRESS
F= FROSTED PRIVACY GLASS
 - T= TEMPERED SAFETY GLASS
EX = EXISTING WINDOW TO REMAIN



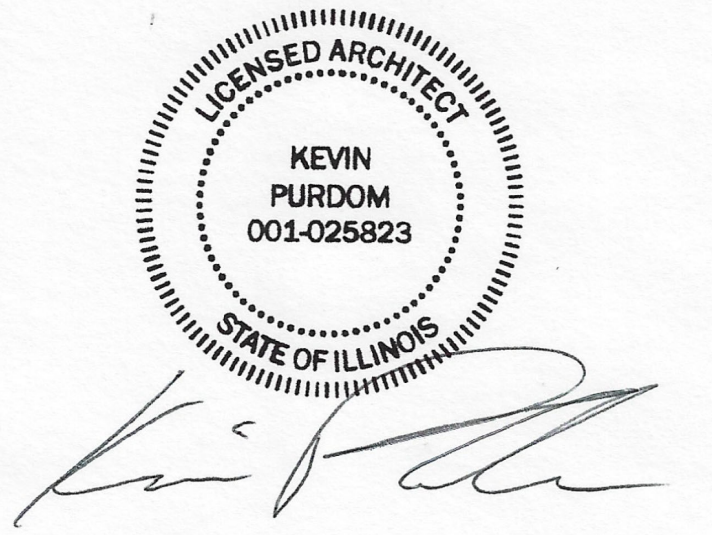
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SHEET TITLE
ELEVATIONS

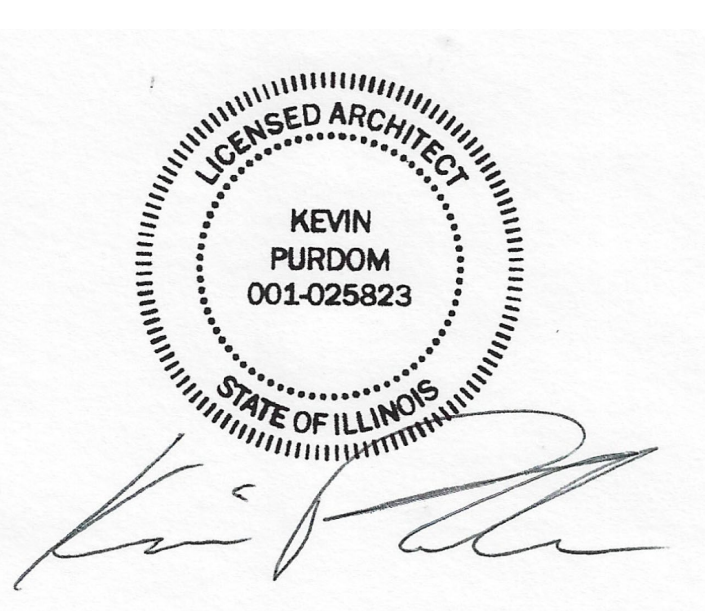
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A3

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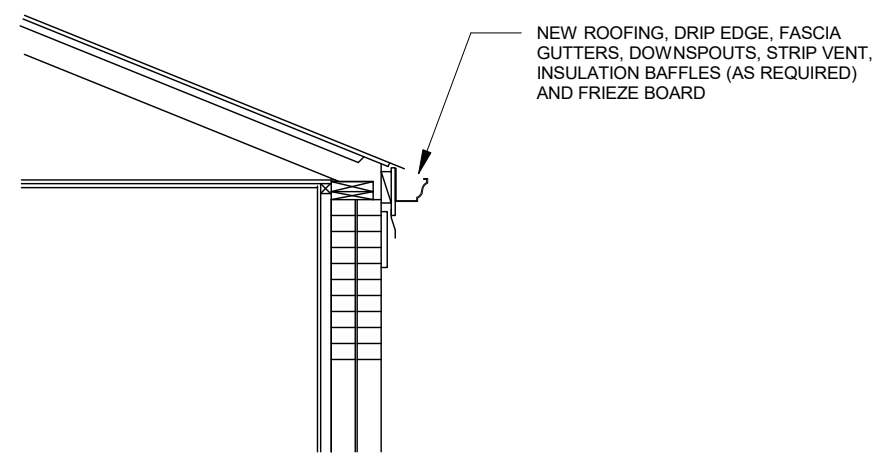
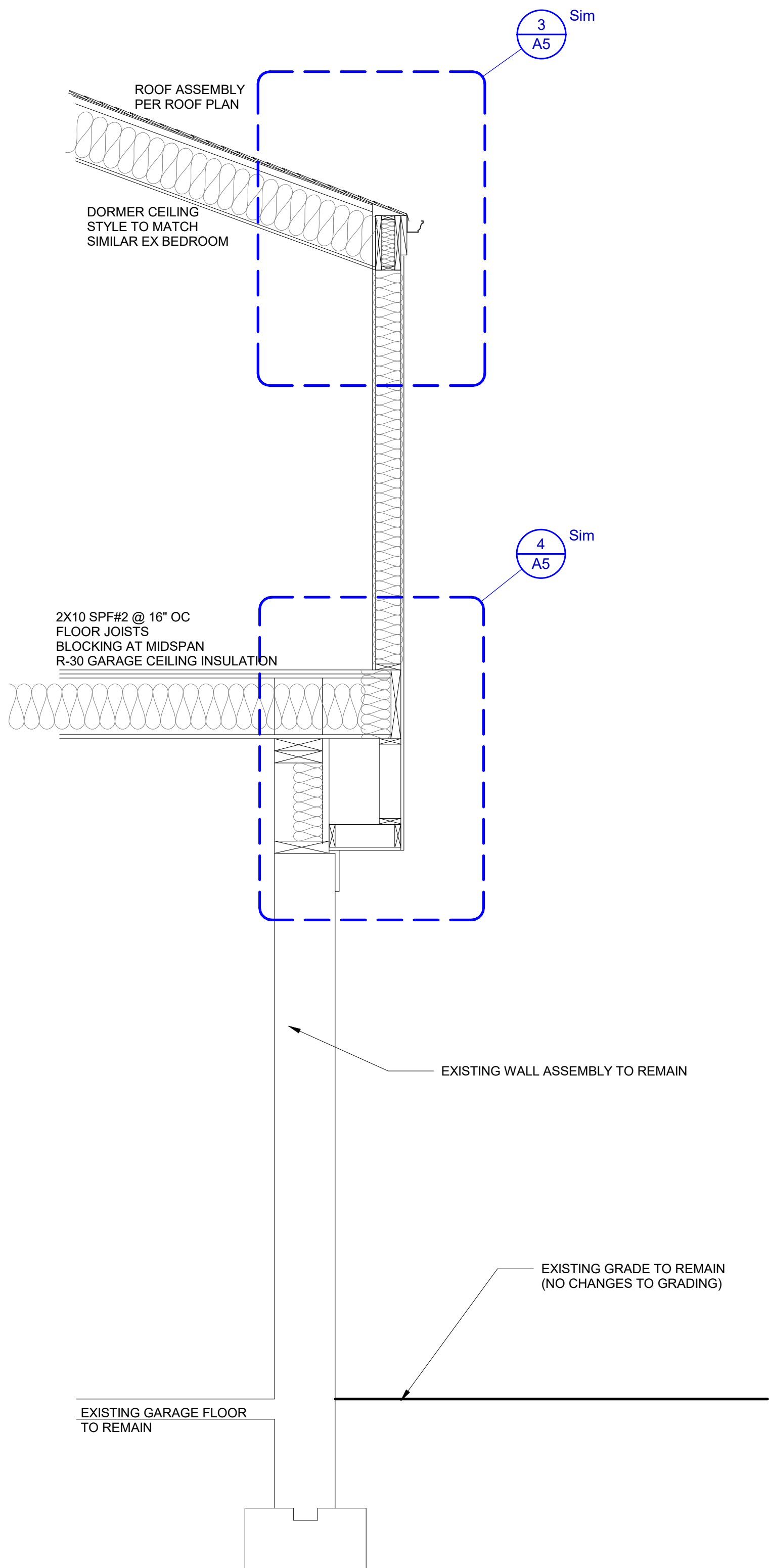
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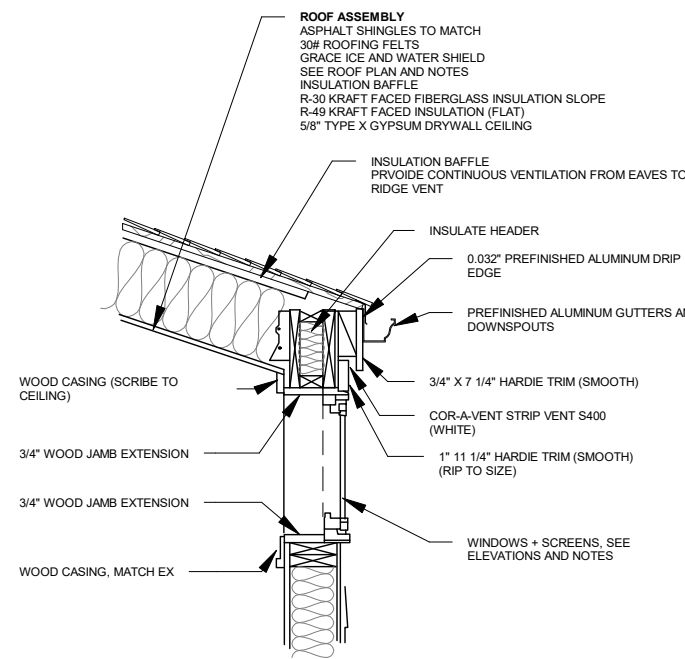
SHEET TITLE
WALL SECTIONS/DETAILS

SHEET NUMBER

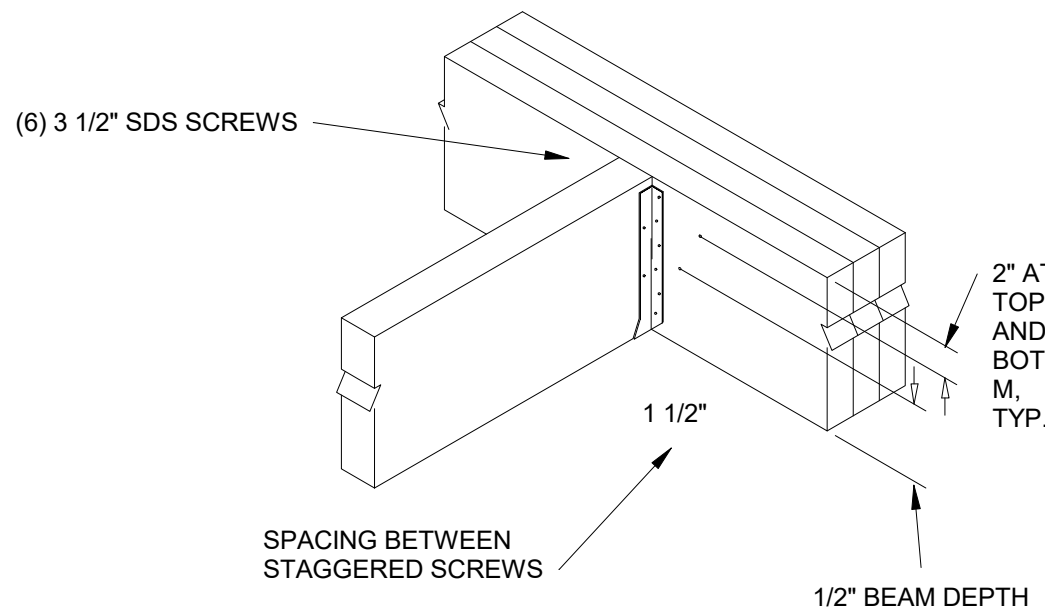
A5



2 ROOF EDGE - BRICK
1/2" = 1'-0"

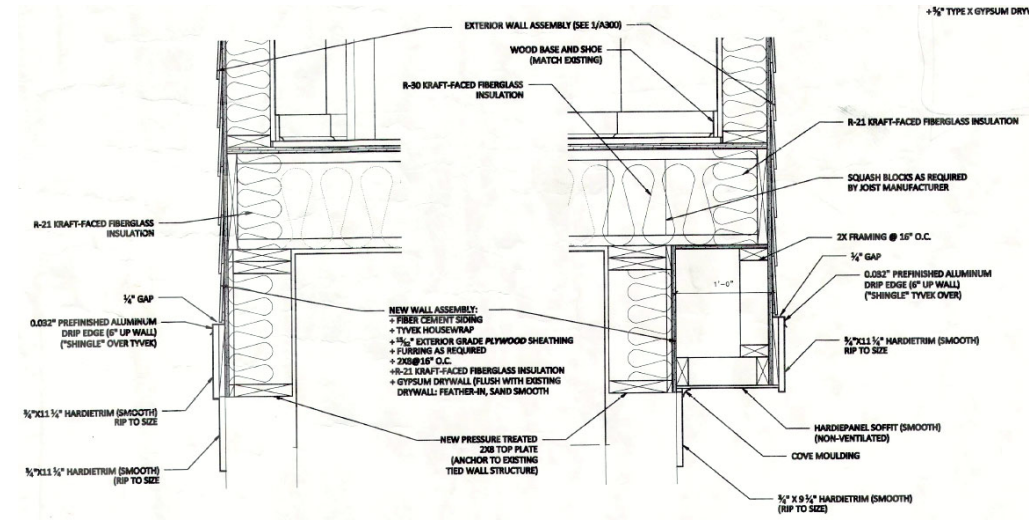


3 ROOF DETAIL - SIDING
1/2" = 1'-0"

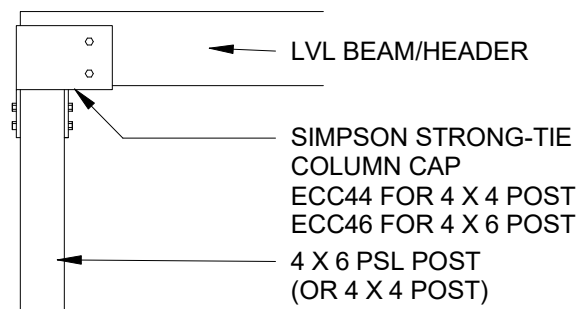


PONT-LOAD CONNECTOR SPACING
6- SCREW CONNECTION

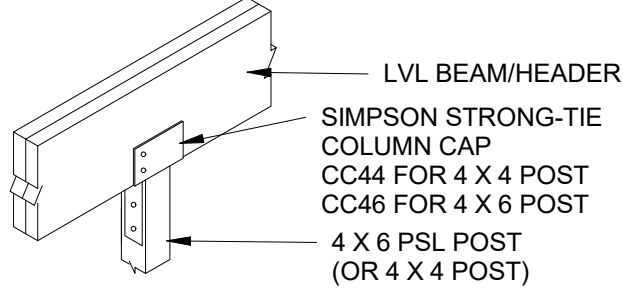
FACE MOUNT HANGERS:
3 1/2" X 9 1/2" - 18" LVL = HHUS410 W/ 16D NAILS
5 1/4" X 14"-20" LVL = HGUS5.50/12 W/ 16D NAILS



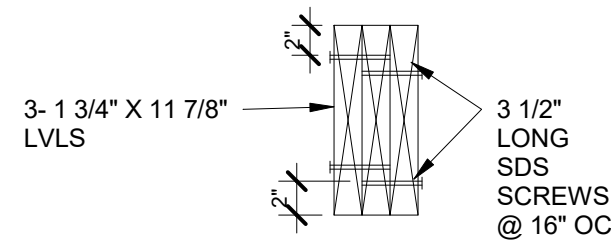
WALL TO FLOOR DETAIL



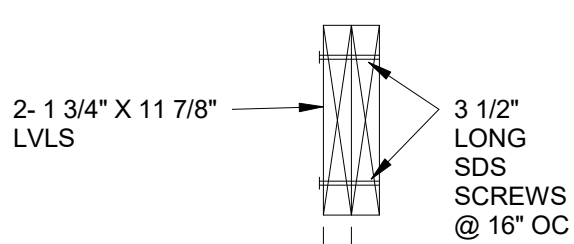
PSL - LVL (END)
COLUMN CAP DETAIL



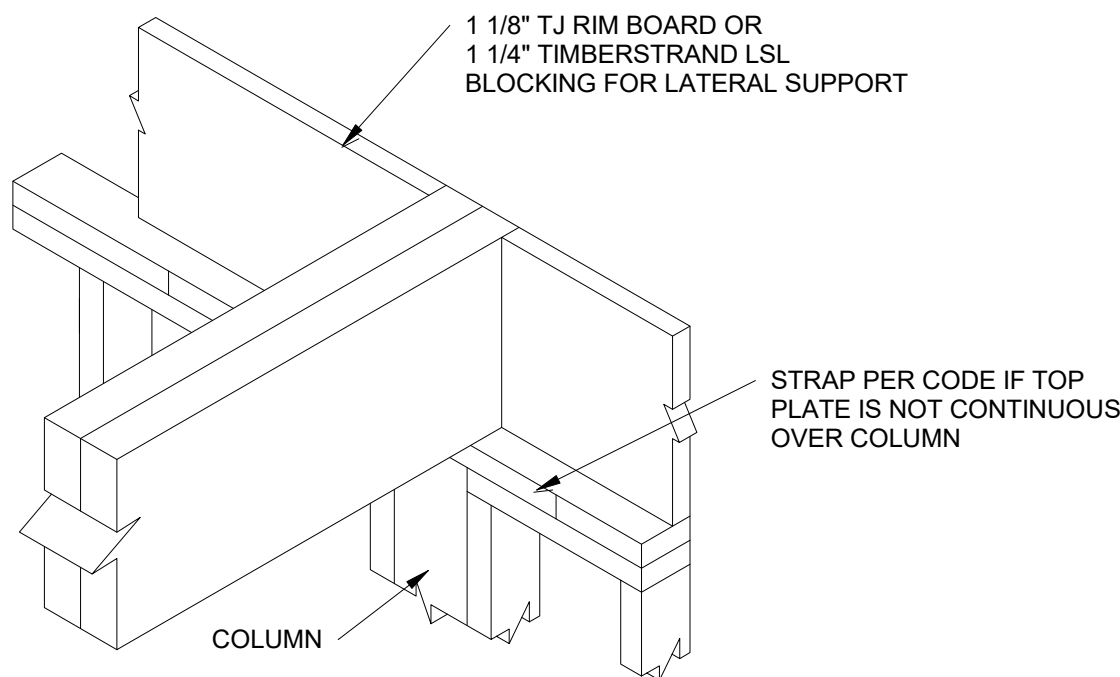
PSL - LVL (MID)
COLUMN CAP DETAIL



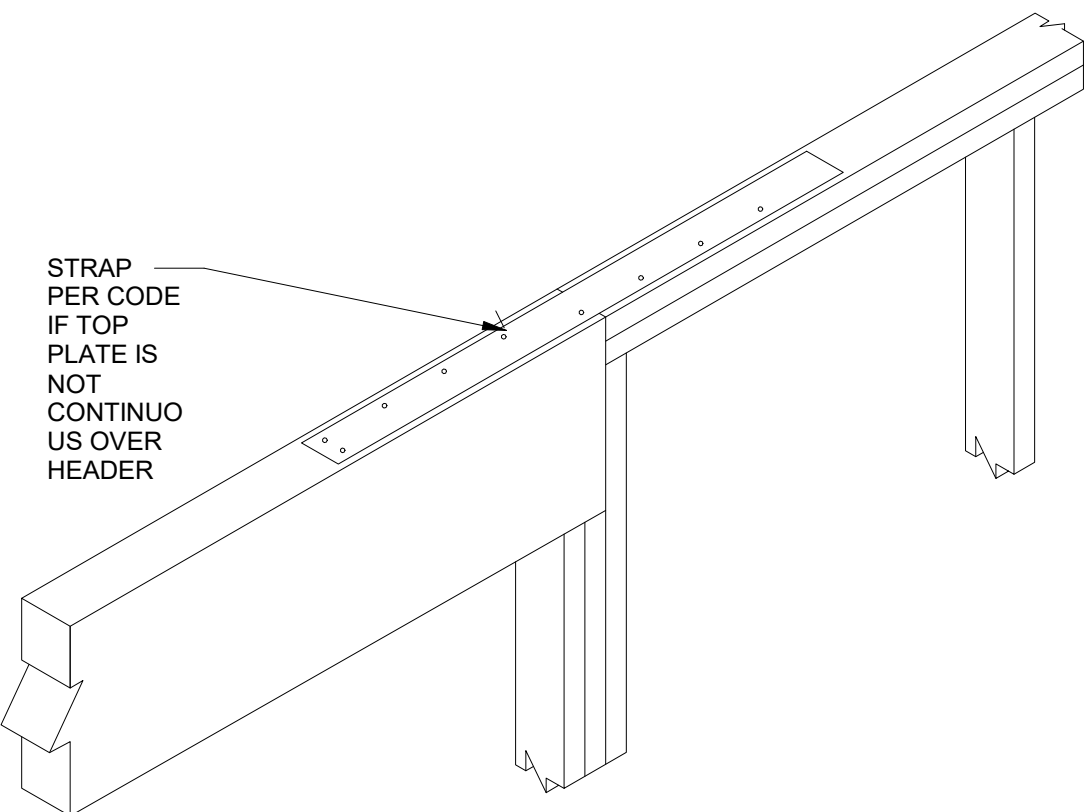
3-PLY LVL FASTENING DETAIL



2-PLY LVL FASTENING DETAIL



LVL BEARING AT WALL



LVL BEARING FOR DOOR OR WINDOW HEADER

1 WALL SECTION
A5 1/2" = 1'-0"

4 CONNECTION DETAILS
A5 1" = 1'-0"



EXISTING RENDERING



PROPOSED RENDERING



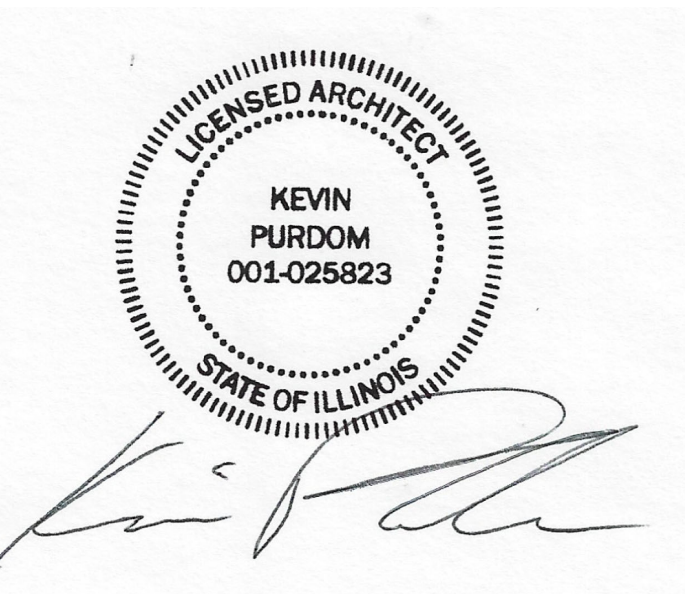
PROPOSED RENDERING

**ADDITION TO THE
RAYMOND RESIDENCE**
19 N EMERSON ST
MOUNT PROSPECT, IL 60056

DATE
1- 08/02/2023

ISSUE DATE	
1- 08/02/2023	1 - PERMIT

KEVIN PURDOM, ARCHITECT
1275 E DAVIS ST, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJRCDB@GMAIL.COM
© 2022 COPYRIGHT. ALL RIGHTS RESERVED



ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED BY ME OR UNDER MY
DIRECTION AND THAT TO THE BEST OF MY
KNOWLEDGE COMPLY WITH ALL APPLICABLE
CODES AND ORDINANCES.
CERT NO. 001.025823 **DATE:** 1- 08/02/2023
EXP. 11/30/2024

SHEET TITLE
3D VIEWS

SHEET NUMBER

3D



Item Cover Page

Subject	PZ-16-23 / 139-143 W. Prospect Ave. / Off-Site Parking Agreement / Village Board Final
Meeting	September 28, 2023 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N/A
Dollar Amount	N/A
Budget Source	N/A
Category	NEW BUSINESS
Type	Action Item

Information

The petitioner proposes to convert the existing vacant office space into five residential rental units. The five units will consist of one studio, three 1-bedroom, and one 2-bedroom apartments. The approximate size of the apartments will range from approximately 450 ft.² for a studio to 960 ft.² for a two-bedroom.

Per Sec. 14.2207.1 of the Zoning Ordinance, a minimum of six parking stalls must be provided for the proposed five residential units.

An Off-Site Parking Agreement with the Village of Mount Prospect is being requested per Sec. 14.2022-E, which states:

"Off Site Remote Parking Facilities: In cases where parking facilities are permitted on land other than the zoning lot in which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which parking facilities are accessory. Such possession may either be by deed or long-term lease, the term of such lease is subject to the approval of the planning and zoning commission and filed with the director of community development. The deed for the off-site parking shall require such owner or heirs to maintain the required number of parking spaces for the duration of the use served or the term of the lease, whichever shall terminate sooner. The village board shall have final authority for these lease or deed approvals. Also, leases for off-site parking should be limited to no more than one thousand feet (1,000') of the use served in the central business district, and no more than five hundred feet (500') from the use served outside the central business district."

The following requirements are made by Sec. 14.2022-E for an Off-Site Parking Agreement:

1. Possession by ownership or lease agreement of the off-street parking facility must be the same as the Subject Property.
2. Agreement must be in place for the same duration of the term of the lease or ownership of the Subject Property.
3. Off-site parking facility must be within 1,000 ft. of the Subject Property.

The Village shall designate the western-most six (6) parking stalls located on the surface lot in the alley between Pine and Wille Streets, as depicted on Exhibit 3 of the Off-Site Parking Agreement, for the use of the proposed residential rental units.

Discussion

Alternatives

1. To approve the following motion: “An Off-Street Parking Agreement per Sec. 14.2202-E between Joyco-Aguado, Inc. and the Village Mount Prospect to permit off-street parking per the attached agreement for the property located at 139-143 W. Prospect Avenue.”
2. Action at the discretion of the Planning & Zoning Commission

Staff Recommendation

Staff finds that the requirements of Sec. 14.2022-E have been met with the proposed Off-Site Parking Agreement between the Subject Property Owner and the Village of Mount Prospect. Per the agreement, the Village will provide up to six parking permits that would allow tenants to park in the Emerson St. Parking Deck, Wille Parking Lot and other Village-owned parking lots, which are within 1,000 ft. of the subject property as shown in the attached exhibit.

This ordinance was established to encourage dense urban design in the downtown district. The Village constructed the Emerson St. parking deck in close proximity to the subject property to support additional development in the downtown. The Village has previously approved similar agreements for other projects in the downtown district.

Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to **approve** the following motion:

1. “An Off-Street Parking Agreement per Sec. 14.2202-E between Joyco-Aguado, Inc. and the Village Mount Prospect to permit off-street parking per the attached agreement for the property located at 139-143 W. Prospect Avenue.”

The Village Board’s decision is final for this case.

Attachments

1. 1_Staff Report_PZ-16-23_139-143 W Prospect_Joyco-Aguado_Off-Site Parking Agmt
2. 2_Administrative Content_PZ-16-23_139-143 W Prospect_Joyco-Aguado_Off-Site Parking Agmt
3. 3_Plans_PZ-16-23_139-143 W Prospect_Joyco-Aguado_Off-Site Parking Agmt
4. 4_Off-Site Parking Agmt_PZ-16-23_139-143 W Prospect_Joyco-Aguado_Off-Site Parking Agmt_090523



STAFF REPORT FROM THE DEPARTMENT OF Community Development

William J. Cooney, AICP
Director of Community Development

Mo Khan
Development Planner

DATE: September 18, 2023

CASE NUMBER
PZ-16-23

APPLICANT/PROPERTY OWNER
Joyco & Aguado Inc.

PUBLIC MEETING DATE
September 28, 2023

PROPERTY ADDRESS/LOCATION
139-143 W. Prospect Ave.

BRIEF SUMMARY OF REQUEST

The petitioner is seeking approval of an Off-Site Parking Agreement per Sec. 14.2202-E for the proposed development at 139-143 W. Prospect Ave. The Petitioner is proposing to convert the existing 2nd floor office space into five residential rental units, which will consist of one studio unit, three 1-bedroom units, and one 2-bedroom unit.

2021 Aerial Image



DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property was annexed into the Village in 1917. The existing building is a two-story mixed-use building. The first floor is occupied by a restaurant, Mia's Cantina, and office space, All-State Insurance. The second story was previously used as office space but is currently vacant.

The subject property is located at the southeast corner of Pine Street and Prospect Avenue and is zoned B5C: Central Commercial Core.

PROPOSAL

The petitioner proposes to convert the existing vacant office space into five residential rental units. The five units will consist of one studio, three 1-bedroom, and one 2-bedroom apartments. The approximate size of the apartments will range from approximately 450 ft.² for a studio to 960 ft.² for a two-bedroom.

Per Sec. 14.2207.1 of the Zoning Ordinance, a minimum of six parking stalls must be provided for the proposed five residential units.

An Off-Site Parking Agreement with the Village of Mount Prospect is being requested per Sec. 14.2022-E, which states:

"Off Site Remote Parking Facilities: In cases where parking facilities are permitted on land other than the zoning lot in which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which parking facilities are accessory. Such possession may either be by deed or long-term lease, the term of such lease is subject to the approval of the planning and zoning commission and filed with the director of community development. The deed for the off-site parking shall require such owner or heirs to maintain the required number of parking spaces for the duration of the use served or the term of the lease, whichever shall terminate sooner. The village board shall have final authority for these lease or deed approvals. Also, leases for off-site parking should be limited to no more than one thousand feet (1,000') of the use served in the central business district, and no more than five hundred feet (500') from the use served outside the central business district."

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2. Agreement must be in place for the same duration of the term of the lease or ownership of the Subject Property.
3. Off-site parking facility must be within 1,000 ft. of the Subject Property.

The Village shall designate the western-most six (6) parking stalls located on the surface lot in the alley between Pine and Wille Streets, as depicted on Exhibit 3 of the Off-Site Parking Agreement, for the use of the proposed residential rental units.

STAFF RECOMMENDATION

Staff finds that the requirements of Sec. 14.2022-E have been met with the proposed Off-Site Parking Agreement between the Subject Property Owner and the Village of Mount Prospect. Per the agreement, the Village will provide up to six parking permits that would allow tenants to park in the Emerson St. Parking Deck, Wille Parking Lot and other Village-owned parking lots, which are within 1,000 ft. of the subject property as shown in the attached exhibit.

This ordinance was established to encourage dense urban design in the downtown district. The Village constructed the Emerson St. parking deck in close proximity to the subject property to support additional development in the downtown. The Village has previously approved similar agreements for other projects in the downtown district.

Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to **approve** the following motion:

1. “An Off-Street Parking Agreement per Sec. 14.2202-E between Joyco-Aguado, Inc. and the Village Mount Prospect to permit off-street parking per the attached agreement for the property located at 139-143 W. Prospect Avenue.”

The Village Board’s decision is final for this case.

ATTACHMENTS:

**ADMINISTRATIVE
CONTENT**

(Zoning Request Application,
Responses to Standards, etc.)

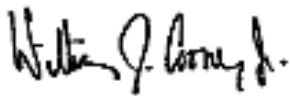
PLANS

(Site Plan, Building
Elevations, etc.)

OTHER

(Supplemental
Information, Public
Comments
Received, etc.)

I concur:



William J. Cooney, AICP
Director of Community Development



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 16 - 23 Date of Submission: 8/31/23 Hearing Date: 9/28/23
Project Name/Address: Joyco-Aguado Apartments above Mia's Cantina

I. Subject Property

Address(es): 139-143 W. Prospect Avenue
Zoning District (s): B-5C Property Area (Sq.Ft. and/or Acreage): 6,213
Parcel Index Number(s) (PIN(s): 08-12-113-001-0000

II. Zoning Request(s) (Check all that apply)

- ☐ Conditional Use: For _____
☐ Variation(s): To _____
☐ Zoning Map Amendment: Rezone From _____ To _____
☐ Zoning Text Amendment: Section(s) _____
☒ Other: Parking Spots

III. Summary of Proposal (use separate sheet if necessary)

2nd floor is being converted into apartments from office space. We are requesting parking spaces to meet the necessary parking codes. There will be five studios and 1 bedroom apartments on the second floor. We would like to request the parking spaces behind the building.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Joy Aguado Corporation: Joyco & Aguado Inc
Address: 1000 E. Barberry Lane
City, State, ZIP Code: Mount Prospect, IL 60056
Phone: 312-420-8866 Email: joymenconi12@hotmail.com
Interest in Property: Owner
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name: _____	Corporation: _____
Address: _____	
City, State, ZIP Code: _____	
Phone: _____	Email: _____

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: Joy A. Aguado Date: 08/22/2023
 (Signature)
Joy A. Aguado
 (Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: _____ Date: _____
 (Signature)

 (Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, Joy A. Aguado, under oath, state that I am
(print name)

- ☒ the sole owner of the property
☐ an owner of the property
☐ an authorized officer for the owner of the property

commonly described as 143 W. Prospect Avenue, Mount Prospect, IL 60056
(property address and PIN) PIN 08-12-113-001-0000

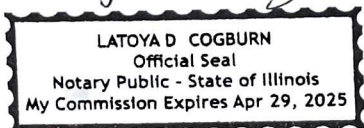
and that such property is owned by Joyco & Aguado Inc. as of this date.
(print name)

Joy Aguado
Signature

Subscribed and sworn to before

me this 31 day of
August, 2023

Latoya D. Coxburn
Notary Public



10/30
PTS 20305MG
WARRANTY DEED

Doc#: 2230813259 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/04/2022 11:55 AM Pg: 1 of 3

This instrument was prepared by:
Michael T. Gasior, Esq.
GASIOR LAW OFFICE
3701 ALGONQUIN ROAD
SUITE 715
ROLLING MEADOWS, IL 60008
p. 847.894.8159
e. mgasior@gasiorlaw.com

Dec ID 20221001662491
ST/CO Stamp 2-136-631-632 ST Tax \$587.50 CO Tax \$293.75

THE GRANTOR(s), UNIC GROUP INVESTMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OF THE VILLAGE OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF IL, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE (S), JOYCO & AGUADO, INC., AN ILLINOIS CORPORATION AT 1000 E. BARBERRY LANE MOUNT PROSPECT, IL 60056

~~In the form of ownership:~~

~~(Sole ownership or joint tenancy with right of survivorship or tenancy in common or tenancy by the entirety)~~

All interest in the following described Real Estate situated in the **COUNTY OF COOK** in the State of Illinois, to wit:

LOT 26 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 IN BLOCK 8, ALL IN MEIER'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

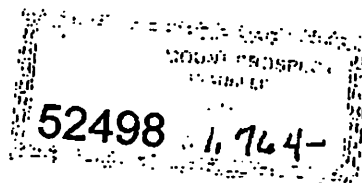
Property Index Numbers: 08-12-113-001-0000

Address of Real Estate: 139-143 W. PROSPECT AVENUE, MOUNT PROSPECT, IL 60056

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 4th day of November 2022.



1 of 30
PTS 20305MG
WARRANTY DEED

This instrument was prepared by:

Michael T. Gasior, Esq.
GASIOR LAW OFFICE
3701 ALGONQUIN ROAD
SUITE 715
ROLLING MEADOWS, IL 60008
p. 847.894.8159
e. mgasior@gasiorlaw.com

THE GRANTOR(s), UNIC GROUP INVESTMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OF THE VILLAGE OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF IL, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE (S), **JOYCO & AGUADO, INC., AN ILLINOIS CORPORATION AT 1000 E. BARBERRY LANE MOUNT PROSPECT, IL 60056**

~~In the form of ownership:~~

~~(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)~~

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Property Index Numbers: 08-12-113-001-0000

Address of Real Estate: **139-143 W. PROSPECT AVENUE, MOUNT PROSPECT, IL 60056**

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 4th day of November 2022.



BY: Bishnu Prusty

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Given under my hand and official seal, this 4th day of November, 2022.

OFFICIAL SEAL
MICHAEL T GASIOR
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 11/22/2024

SEND SUBSEQUENT TAX BILLS TO:

Joyco + Aguiar, Inc.
1000 E. Barbary Lane

Mont Prospect IL 61056

REAL ESTATE TRANSFER TAX

04-Nov-2022



COUNTY:	293.75
ILLINOIS:	587.50
TOTAL:	881.25

08-12-113-001-0000

| 20221001662491 | 2-136-631-632

**AFFIDAVIT OF TITLE
COVENANT AND WARRANTY**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee(s) hereinafter named: **JOYCO & AGUADO, INC., AN ILLINOIS CORPORATION**

That affiant has an interest in the premises described below or in the proceeds thereof or are the grantors in the deed-dated 11/4/2022 to grantee(s), **JOYCO & AGUADO, INC., AN ILLINOIS CORPORATION** conveying the following described premises:

SEE ATTACHED

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the title date of June 30th, 2022, in report on title issued by PRIMARY TITLE SERVICE, LLC., affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the affiant is the only party in possession of the premises.

That all water, taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantees' consummation of the purchase of premises.

Affiant further states: Naught.

DATED this 4th day of November, 2022.

UNIC GROUP INVESTMENT LLC

BY: Bishnu Phuyal
BISHNU PHUYAL, MANAGING MEMBER

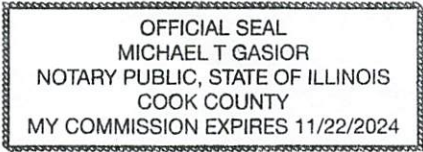
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY **BISHNU PHUYAL** known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of November, 2022.



Notary Public



BILL OF SALE

Seller(s), **UNIC GROUP INVESTMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** in consideration of Ten (10) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer(s), **JOYCO & AGUADO, INC., AN ILLINOIS CORPORATION** the County of **COOK** State of Illinois, the following described personal property located at the premises commonly known **139-143 W. PROSPECT AVENUE, MOUNT PROSPECT, IL 60056** to-wit:

As per attached Real Estate Purchase Contract.

Seller hereby represents and warrants to Buyer(s) that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. **ALL WARRANTIES OF QUALITY, FITNESS, AND MERCHANTABILITY ARE HEREBY EXCLUDED.**

IN WITNESS WHEREOF, Seller has caused this bill of sale to be signed and sealed in its name
duly authorized this 4th day of November, 2022

UNIC GROUP INVESTMENT LLC

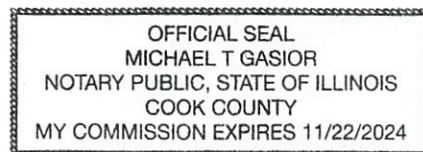
BY: Bishnu Phuyal
BISHNU PHUYAL, MANAGING MEMBER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BISHNU PHUYAL** known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of November, 2022.

Notary Public



TOTAL PAYMENT DUE		2022 First Installment Property Tax Bill - Cook County Electronic Bill						
By 09/01/23	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		08-12-113-001-0000	049	16140	2022	(2023)	ELK GROVE	5-92
IF PAYING LATE, PLEASE PAY	09/02/2023 - 10/01/2023	10/02/2023 - 11/01/2023		11/02/2023 - 12/01/2023		LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW		
	\$0.00	\$0.00		\$0.00				

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$1,080,667	\$7,960,421	-\$824,317	110.36%
Metro Water Reclamation Dist of Chicago	\$3,327,854,000	\$3,020,080,000	\$1,168,985,000	61.29%
Mt Prospect Park District	\$18,433,548	\$33,278,233	\$388,084	98.83%
Harper Coll Comm College 512 (Palatine)	\$385,967,009	\$71,570,388	\$71,570,388	0.00%
Township HS District 214 (Arlington Hts)	\$174,084,349	\$270,533,348	-\$10,941,244	104.04%
Mount Prospect Public School District 57	\$3,205,837	\$30,039,042	\$13,700,095	54.39%
Village of Mount Prospect	\$168,137,977	\$365,344,346	\$99,691,444	72.71%
Town of Elk Grove	\$1,734,924	\$7,055,530	-\$1,322,183	118.74%
Cook County Forest Preserve District	\$233,103,051	\$540,107,634	\$328,420,280	39.19%
County of Cook	\$8,019,310,814	\$29,739,673,504	\$17,090,063,066	42.53%
Total	\$12,332,912,176	\$34,085,642,446	\$18,759,730,613	

For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](https://www.cookcountytreasurer.com)

PAY YOUR TAXES ONLINE

Pay at [cookcountytreasurer.com](https://www.cookcountytreasurer.com) from your bank account or credit card.

TAX CALCULATOR			IMPORTANT MESSAGES	
2021 TOTAL TAX		41,801.05		
2022 ESTIMATE	X	55%		
2022 1st INSTALLMENT	=	22,990.58		
The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.				
			PROPERTY LOCATION	MAILING ADDRESS
			143 W PROSPECT AVE MOUNT PROSPECT IL 60056	JOYCO & AGUADO AN ILLI 1000 E BARBERRY LN MT PROSPECT IL 600561306

*** Please see 2022 First Installment Payment Coupon next page ***

2022 First Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE \$0.00 By 09/01/23 If paying later, refer to amounts above.		IMPORTANT PAYMENT MESSAGES Cook County eBill Click to pay online Click to update Mailing Name/Address		Property Index Number (PIN) 08-12-113-001-0000 Amount Paid \$		T1LG Volume 049
SN 0020220100 RTN 500001075 AN (see PIN) TC 008922						

002022010000812113001000010089224000

**This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.**

**COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4116**



Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.

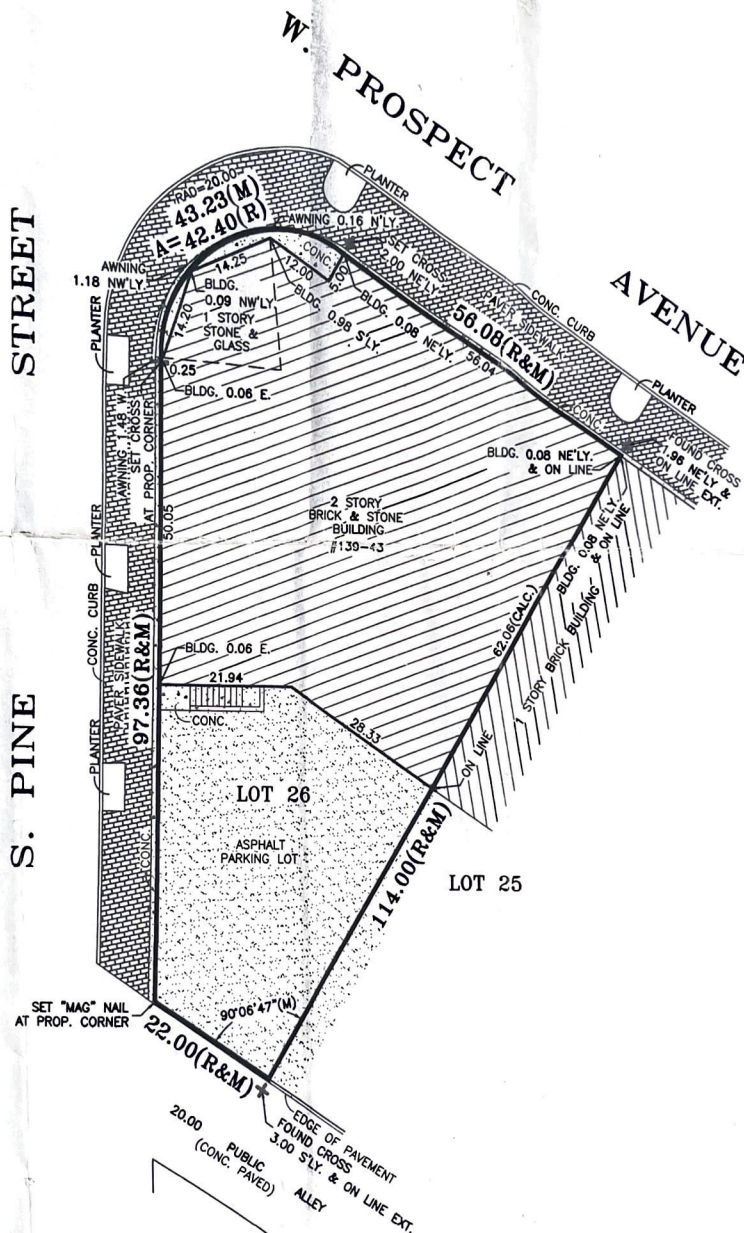
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

studnicka2000@yahoo.com

17901 Haas Road
Mokena, Illinois 60448

LOT 26 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL IN BLOCK 6, LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 IN BLOCK 8, ALL IN MEIER'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND:

R= RECORD
M= MEASURE
RAD= RADIUS
A= ARC

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Monty Boatright

Order No.: 14-12-124

Compare all points before building by same and at once report any difference.
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 12/26/14

Drawn by: S.K.

Proofed by: T.S.

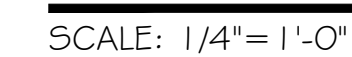
Design Firm Registration # 184-002791

STATE OF ILLINOIS } ss
COUNTY OF WILL }

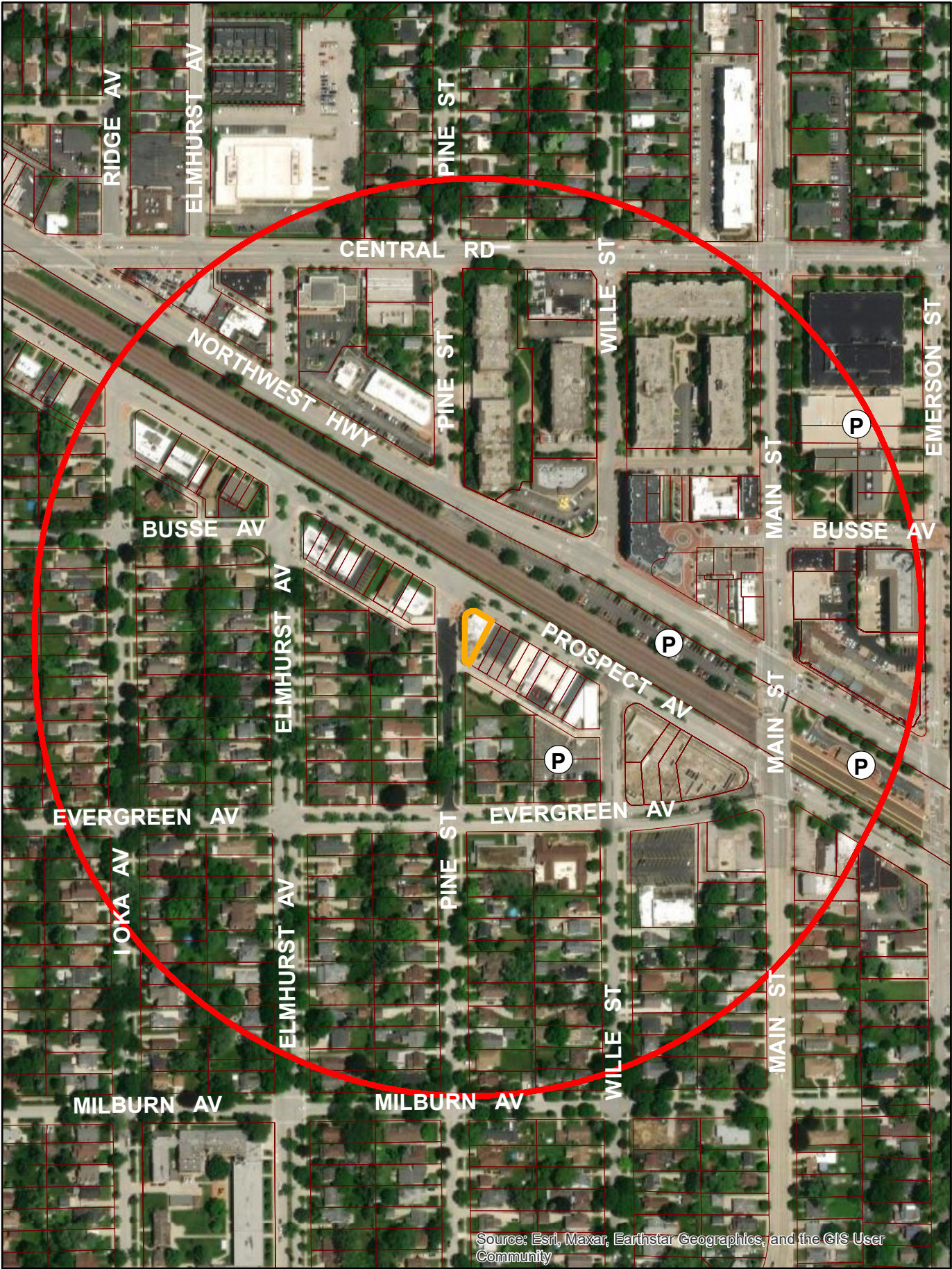
Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL December 26, A.D. 2014

by Thomas L. Studnicka
License No. 3304 Expires 11/30/16



139-143 W. Prospect Ave. - Parking Locations w/in 1,000 ft.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Off-Site Parking Agreement

JOYCO-AGUADO APARTMENTS PARKING AGREEMENT

THIS PARKING AGREEMENT (the “Agreement”) is made and entered into this _____ day of _____, 2023, by and between the Village of Mount Prospect, an Illinois home rule municipal corporation (the “Village”), and Joyco-Aguado Inc, an Illinois corporation (the “Developer”), (at times herein referred to collectively as the “Parties”).

WHEREAS, Developer has proposed to develop certain real estate, located on the southeast corner of Prospect Avenue and Pine Street in Mount Prospect, Illinois, as legally described on Exhibit 1 attached hereto and made part of hereof (the “Subject Property”), for the purpose of constructing and operating five rental apartments (the “Apartments”); and

WHEREAS, the provisions of the Village of Mount Prospect Village Code (the “Village Code”) require Developer, as new construction within the B-5 Central Commercial Core District (the “Downtown District”), to provide six (6) off-street parking spaces (the “Off-Street Parking Requirements”), although the Off-Street Parking Requirements may be satisfied through a lease of off-site parking “no more than one thousand feet (1,000’) from the use served in the central business district,” pursuant to the Village Code; and

WHEREAS, the Village owns certain municipal parking lots and off-street parking spaces within one thousand feet (1,000’) of the Subject Property as depicted on Exhibit 2; and

WHEREAS, the President and Board of Trustees find that it is in the best interests of the Village to promote the viability of the Downtown District by the development of projects, such as the Apartments, and that such viability will be promoted by the Village’s agreement to permit Developer to comply with the Off-Street Parking Requirements through the use of Village-owned and maintained parking spaces located on Village-owned surface lots and/or parking decks within one thousand feet (1,000’) of the Apartments, to the extent specifically provided for in this agreement;

NOW THEREFORE, in consideration of the foregoing and the mutual understandings, promises, considerations and agreements as set forth below, the Parties hereby agree and covenant as follows:

1. Developer shall request from the Village, and the Village shall make available on behalf of Developer’s residential tenants, on an annual basis, parking permits to authorize parking located on Village-owned surface lot in the alley located between Pine and Wille Streets, as depicted on Exhibit 3 (the “Permits”), up to a maximum of six (6) such Permits in

aggregate at any given time. These permits shall be for the use of Apartments residential tenants only. Developer shall pay the same rate as for overnight parking in Village-owned spaces in the downtown. Developer understands that the current rate, as of the effective date of this agreement, is \$90 per space per month, subject to future modifications by the Village applicable to all such spaces.

2. The Village shall, in its sole discretion, designate which Surface Lots and which area(s) within the Village Parking Decks, if any, may be utilized by Developer for parking under this Agreement. In addition, the Village may, in its sole discretion, designate parking spaces on such other property as the Village may own, lease or otherwise control, for use under this Agreement, so long as such parking spaces are within one thousand feet (1,000') of Apartments.
3. The Village shall, in its sole discretion, have authority to modify such designations at any time upon thirty (30) days prior written notice to Developer, so as long the total of six (6) parking spaces continues to be made available to Developer within one thousand feet (1,000') of Apartments.
4. Apartments residential tenants shall abide by all Village rules and regulations of general applicability for display of the Permits and use of public parking facilities in the Village in effect from time to time.
5. This Agreement shall remain in full force and effect for a period of twenty (20) years from and after its effective date. This Agreement may be renewed by the Parties thereafter, for such term, and under such terms and conditions, as the Parties may agree to. Notwithstanding the foregoing, if Developer at any times acquires or provides permanently through other means six (6) parking spaces (alone or in combination with additional spaces and/or uses) for the exclusive use of Apartment's residential tenants and within one thousand feet (1,000') of Apartments, Developer shall have the right to terminate this Agreement effective as of the end of any calendar month, but not less than thirty (30) days prior written notice to the Village, and the Village agrees to rebate and refund any parking fees paid in advance for calendar months thereafter.
6. The parking spaces referred to in this Agreement have been determined to meet the Off-Street Parking Requirements for Apartments.
7. Any Notice required under this Agreement shall be made in writing and given in person, by overnight delivery or by certified mail, return receipt requested, addressed to the parties as follows, or at such other place either of them may hereafter designate for itself by notice in writing to the other:

To: Village
Director of Finance Department
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, Illinois 60056

To: Developer

Notice by mail shall become effective three (3) days after the date of mailing, and personal notice or overnight delivery notice shall become effective upon delivery.

8. This Agreement shall run with the land for so long as Apartments exist on the Subject Property. In the event that Developer wishes to transfer its interest in this Agreement, and the new owner operates a different use, then the Village shall be free to determine whether it will enter into a similar agreement with the proposed transferee.
9. This Agreement may be terminated by the Village, in the event that Developer, or any of its officers, agents, or employees, fails to comply with the terms hereof, and fails to current said non-compliance within thirty (30) days of receiving written notice thereof from the Village.
10. If any provision of this Agreement is found to be invalid, illegal or unenforceable, that provisions shall be severable from the rest of this Agreement and the validity, legality, and enforceability of the remaining provisions will in no way be affected or impaired.
11. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Illinois. Venue shall only be proper in a court of competent jurisdiction located within the County of Cook, Illinois.

IN WITNESS WHEREOF, the Parties hereto executed this Agreement as of the dates set forth below and the date of the last signatory below shall be inserted on page of this Agreement, as the Effective Date of this Agreement.

VILLAGE OF MOUNT PROSPECT,
an Illinois home rule municipal corporation

JOYCO-AGUADO, INC,
an Illinois corporation

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 1

Legal Description

LOT 26 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL IN BLOCK 6, LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 IN BLOCK 8, ALL IN MEIER'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTRY, ILLINOIS.

P.I.N. 08-12-113-001-0000

EXHIBIT 2

139-143 W. Prospect Ave. - Parking Locations w/in 1,000 ft.

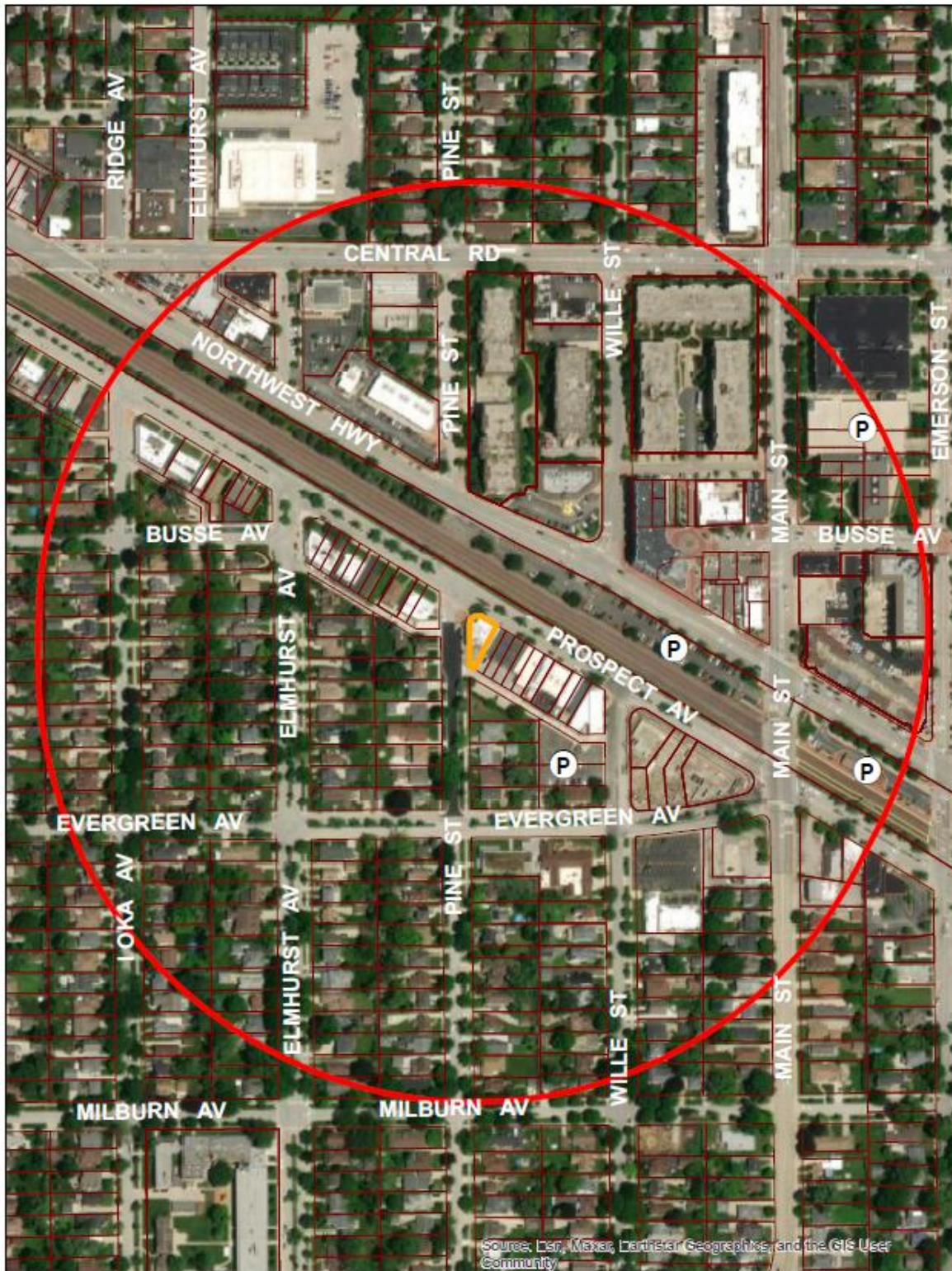
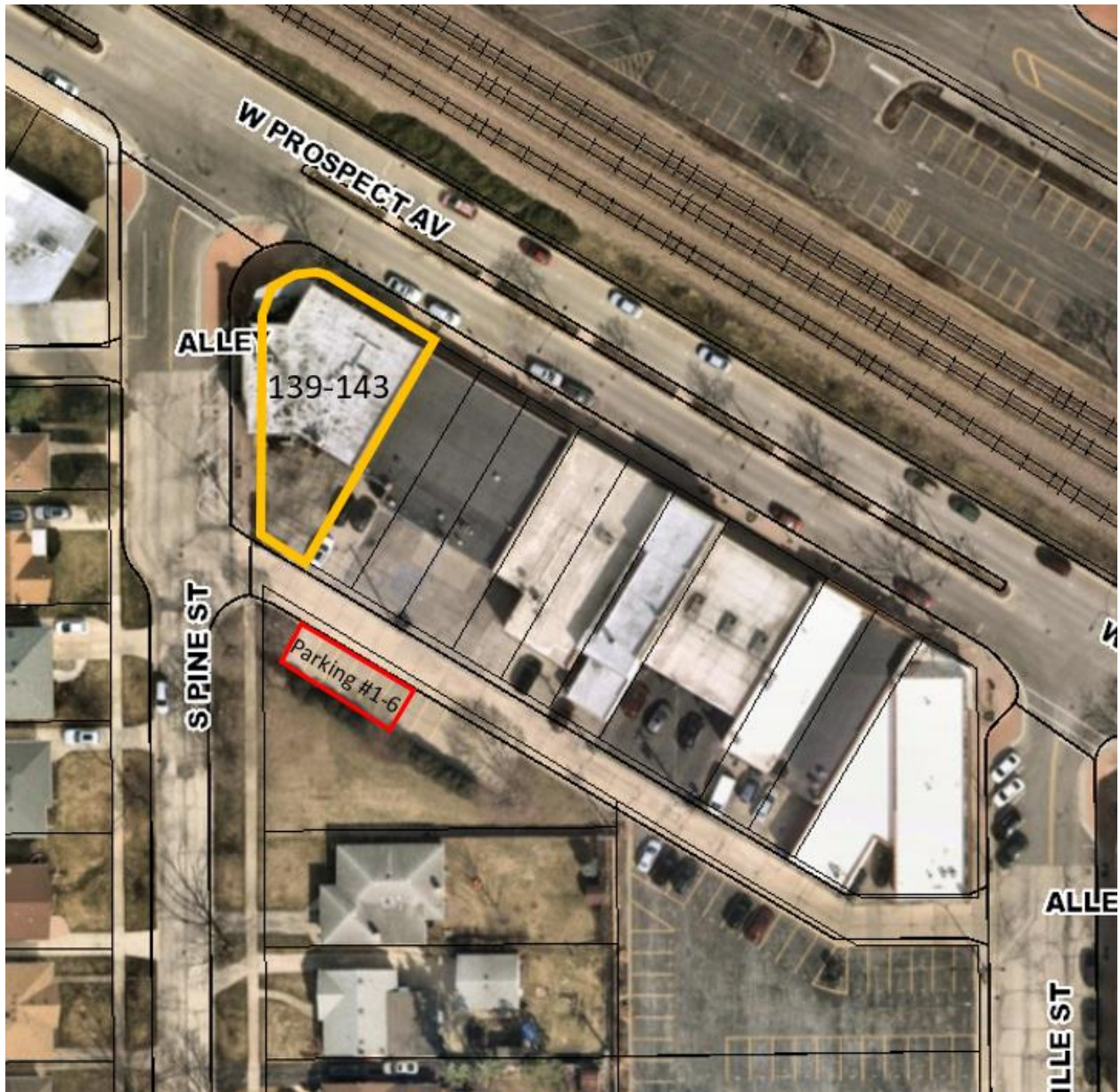


EXHIBIT 3





Item Cover Page

Subject**item**

Meeting

September 28, 2023 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

NEW BUSINESS

Type

Presentation

Information**Discussion****Alternatives****Staff Recommendation****Attachments**

None